COUNTY COUNCIL

OF

TALBOT COUNTY, MARYLAND

2019 Legislative Session, Legislative Day No.: April 23, 2019

Bill No.: 1411

Expiration Date: June 27, 2019

Introduced by: Mr. Callahan, Mr. Divilio, Mr. Pack

A BILL TO ADDRESS REMAINING COMMENTS AND CONDITIONS OF APPROVAL IMPOSED BY THE MARYLAND CRITICAL AREA COMMISSION (THE "COMMISSION") FOR TALBOT COUNTY BILLS 1376 AND 1401 BY AMENDING CERTAIN CRITICAL AREA PROVISIONS IN CHAPTER 190 OF THE TALBOT COUNTY CODE (THE "ZONING ORDINANCE") RELATED TO GROWTH ALLOCATION, FOREST CLEARING, BUFFER ESTABLISHMENT AND STANDARDS, CONSERVATION AREAS, NATURAL RESOURCE-ORIENTED ACTIVITIES, AND LOT LINE RECONFIGURATION; AMENDING THE CATALOG OF LIMITED DEVELOPMENT AREAS OF TALBOT COUNTY, MARYLAND (THE "CATALOG") (SPECIFICALLY, LIMITED DEVELOPMENT AREA MAP 58); AND, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE COMMISSION PURSUANT TO TALBOT COUNTY CODE SECTION 190-15.3 J. FOR THE COMPREHENSIVE REVIEW AND RECLASSIFICATION OF TWENTY-NINE (29) PARCELS OR PORTIONS OF PARCELS, TOTALING 35.35 ACRES, FROM RESOURCE CONSERVATION AREA (RCA) DESIGNATION TO LIMITED DEVELOPMENT AREA (LDA) AS SHOWN IN THE CATALOG

By the Council: April 23, 2019

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, May 14, 2019 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 N. Washington St., Easton, Maryland 21601.

By Order Susan W. Moran
Secretary

A BILL TO ADDRESS REMAINING COMMENTS AND CONDITIONS OF APPROVAL IMPOSED BY THE MARYLAND CRITICAL AREA COMMISSION (THE "COMMISSION") FOR TALBOT COUNTY BILLS 1376 AND 1401 BY AMENDING CERTAIN CRITICAL AREA PROVISIONS IN CHAPTER 190 OF THE TALBOT COUNTY CODE (THE "ZONING ORDINANCE") RELATED TO GROWTH ALLOCATION, FOREST CLEARING, BUFFER ESTABLISHMENT AND STANDARDS, CONSERVATION AREAS, NATURAL RESOURCE-ORIENTED ACTIVITIES, AND LOT LINE RECONFIGURATION; AMENDING THE CATALOG OF LIMITED DEVELOPMENT AREAS OF TALBOT COUNTY, MARYLAND (THE "CATALOG") (SPECIFICALLY, LIMITED DEVELOPMENT AREA MAP 58); AND, AUTHORIZING SUBMISSION OF AN APPLICATION TO THE COMMISSION PURSUANT TO TALBOT COUNTY CODE SECTION 190-15.3 J. FOR THE COMPREHENSIVE REVIEW AND RECLASSIFICATION OF TWENTY-NINE (29) PARCELS OR PORTIONS OF PARCELS, TOTALING 35.35 ACRES, FROM RESOURCE CONSERVATION AREA (RCA) DESIGNATION TO LIMITED DEVELOPMENT AREA (LDA) AS SHOWN IN THE CATALOG

WHEREAS, on December 12, 2017, the County Council enacted Bill 1376, which amended certain village zoning maps of Talbot County and the *Catalog of Limited Development Areas and Intensely Developed Areas of Talbot County, Maryland* to implement new village policies set forth in the 2016 Talbot County Comprehensive Plan; and,

WHEREAS, the Maryland Critical Area Commission processed Bill 1376 as a program refinement and, in a letter dated February 12, 2018, approved that portion of the Bill changing twelve (12) parcels of land or portions thereof, from Limited Development Area ("LDA") to Resource Conservation Area ("RCA") and returned that portion proposing to change twenty-nine (29) parcels or portions thereof, from RCA to LDA with certain comments and changes to be made; namely the establishment of a comprehensive zoning map amendment element for Critical Area land in the Talbot County Zoning Ordinance; and,

WHEREAS, in adopting Talbot County Bill 1401, the County included a Critical Area comprehensive zoning map amendment element in § 190-15.3 J. of the Zoning Ordinance; and,

WHEREAS, the Critical Area Commission processed Bill 1401 as a program amendment and, in a letter dated February 8, 2019, approved Bill 1401 subject to certain conditions, including making adjustments to certain Critical Area provisions in the Talbot County Zoning Ordinance; and,

WHEREAS, through the instant Bill, the County wishes to address all remaining comments and conditions of the Critical Area Commission needed to complete the approval of the Critical Area portions of Bills 1376 and 1401; and,

WHEREAS, the remaining actions to be taken by the County Council to address the Critical Area Commission's comments and conditions consist of:

A. Amending certain Critical Area provisions in Chapter 190 of the Talbot County Code relating to growth allocation, forest clearing, buffer establishment and standards, conservation areas, natural resource-oriented activities, and, lot line reconfiguration; and,

B. Authorizing submission of an application to the Commission in accordance with the newly adopted comprehensive map amendment process in § 190-15.3 J. to complete reclassification of the twenty-nine (29) village parcels of land or portions thereof remapped by Bill 1376 from RCA to LDA.

WHEREAS, Bill 1376 rezoned a portion of a certain parcel of land in the village of Claiborne, described as Tax Map 14, Parcel 131, Lot 9, to Village Center zoning, but inadvertently did not reclassify such portion from RCA to LDA; and,

WHEREAS, the County desires to correct this by amending the *Catalog of Limited Development Areas of Talbot County, Maryland* (specifically, LDA Map 58) to reclassify that portion of the parcel from RCA to LDA.

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

SECTION ONE: The above recitals are hereby incorporated as if fully set forth herein.

SECTION TWO: Chapter 190 of the Talbot County Code shall be and is hereby amended as set forth in Exhibit "A" attached hereto and incorporated by reference herein.

SECTION THREE: The *Catalog of Limited Development Areas of Talbot County, Maryland* (specifically, LDA Map 58) shall be and is hereby amended to reclassify a portion of a certain parcel of land described as Tax Map 14, Parcel 131, Lot 9 from Resource Conservation Area to Limited Development Area as shown on revised LDA Map 58, attached hereto as Exhibit "B" and incorporated by reference herein.

SECTION FOUR: Pursuant to Talbot County Code § 190-15.3 J., the County Council hereby authorizes the Talbot County Planning Officer to execute and submit the application, attached hereto as Exhibit "C" and incorporated by reference herein (the "Application"), to the Maryland Critical Area Commission to comprehensively reclassify the twenty-nine (29) properties or portions thereof from RCA to LDA as set forth in Bill 1376 and Section Three of this Bill, which properties are described as Tax Map 40, P/O Parcel 179; Tax Map 31, P/O Parcels 238, 17, 212, 221, 269 and Parcels 301, 359; Tax Map 14, P/O Parcels 131, 25 and Parcel 24; Tax Map 24, P/O Parcel 17 and Parcel 94-Lot 3; Tax Map 41, P/O Parcels 77, 79, 238, 211, 212; Tax Map 22, P/O Parcels 338-Lot 2, 303, 305, 229 and Parcels 288, 237, 162; Tax Map 16, P/O Parcels 51, 50, 07 and Parcel 38.

SECTION FIVE: In connection with the Application, the County Council has considered all of the factors set forth in § 190-15.3 J. 3. a. – g. and hereby adopts the analysis in the attached application with respect to each such factor.

SECTION SIX: 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: 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 EIGHT: This Ordinance shall take effect sixty (60) days from the date of its passage.

EXHIBIT "A"

KEY

Boldface .....Heading or defined term.

Underlining .....Added to existing law by original bill.

~~Strikethrough~~.....Deleted from existing law by original bill.

Double Underlining.....Added to original bill by amendment.

~~Double Strikethrough~~.....Deleted from original bill by amendment.

* * *.....Existing law or bill unaffected.

* * *

§ 190-15 Critical Area Overlay District (CAO).

* * *

15.3 Land management designations within the Critical Area.

* * *

I. Criteria for location of new LDA and IDA areas.

* * *

7. A majority of the County's Critical Area lands for which growth allocation is planned are currently classified Resource Conservation Areas. ~~More than 1/2~~No more than 50% of the County's growth allocation may be utilized on lands located in the Resource Conservation Area (RCA), ~~provided that the area to receive growth allocation meets the following standards~~unless the following standards are met:

a. Any development will be served by public sewer;

b. The area is located in a priority funding area or municipal growth area;

c. Development is consistent with the County Comprehensive Plan;

d. The development will have an overall economic benefit to the community, or implements a specific goal, objective or policy of the Comprehensive Plan.

e. Development shall be clustered.

* * *

15.6 Requirements specific to the RCA and LDA. The following development standards apply within areas designated as RCA (Resource Conservation Area) or LDA (Limited Development Area).

A. Forest and developed woodland standards. The following requirements apply to all development activity.

* * *

3. The following standards shall apply to the removal of existing forest or developed woodland:

a. The removal of any existing forest or developed woodland shall be limited to 20% of the forest on any parcel.
b. The remaining 80% shall be protected and maintained through fee title donation, conservation easements, cooperative agreements with landowners and/or special provisions in forest management plans. The Planning Director shall approve the delineation of the area to be protected and the protection method.
c. Any natural vegetation, forest or developed woodland that has been removed shall be replaced on a not-less-than-equal-area basis, with the same species or a species appropriate to the site. Preferred location for replacement shall be on-site and adjacent to existing woods, streams or other natural habitat.
d. An additional 10% of any forest or developed woodland may be removed from forest use, provided that the replacement forest shall be 1.5 times the entire area of the forest or developed woodland being removed, including the first 20%.
e. Except for lots less than one acre as provided in Subsection f. below, clearing more than 30% of any forest or developed woodland is prohibited unless authorized under a variance. See § 190-58 for variance procedures. Lots less than one acre are exempt from clearing limits~~, provided that mitigation or fee in lieu are provided at 1.5 times the entire area of forest or developed woodland being removed~~.
f. Legal lots of record in existence as of December 1, 1985 that are less than one acre may clear more than 30% of the forest and developed woodland on site, provided that:
   i. Clearing more than 30% and less than 50% will be mitigated at 1.5 times the entire area of forest or developed woodland cleared; or
   ii. Clearing 50% or greater will be mitigated at 2 times the entire area of forest or developed woodland cleared.
~~f.~~g. A fee-in-lieu shall be provided to the County, sufficient to ensure the restoration or establishment of an equivalent forest area, if the area of the site precludes the implementation of Subsection A.3.c, d and ~~d~~f above. The amount of the fee shall be determined in the fee schedule adopted by the County Council.
~~g.~~h. Surety shall be provided by the property owners or developers in an amount acceptable to the Talbot County Council that will be suitable to assure satisfactory forest replacement as required in Subsection A.3.c and d above.

~~h.~~i. The Planning Director may require approval of an erosion and sediment control plan for the project prior to approving a forest preservation plan.

~~i.~~j. Any vegetation removed before obtaining required permits, or any forest area removed that exceeds the maximum allowed in Subsection A.3.a and d above, shall be replaced at three times the area of forest removed.

* * *

15.11 Shoreline Development Buffer (also referred to as the "Buffer").

* * *

D. Shoreline Buffer establishment.

* * *

6. When the establishment requirement is based on the total square footage of lot coverage located outside of the Buffer:
   a. At least 50% of the Buffer establishment requirement shall be located within the first 100-feet and the remainder of the requirement may be within 300-feet (as measured landward from the edge of the tidal waters or the upland boundary of tidal wetlands). ~~Plantings shall be designed in a manner that provides water quality and habitat benefits.~~
   b. At least half of the canopy and understory tree requirement shall be located within the 100-foot Buffer and in accordance with Table III-8.
   c. Plantings shall be located in a manner that provide water quality and habitat benefits, and the County-approved Buffer Management Plan shall include appropriate measures for the protection and the maintenance of the entire area planted, including those areas planted outside of the Shoreline Development Buffer.

* * *

F. Planting requirements for buffer establishment and mitigation.

* * *

8. Increased proportion of shrubs and perennials. The percentage of shrubs or herbaceous perennials required by Table III-9, for the landscape stock component of Buffer establishment or mitigation, may be increased:

* * *

§ 190-28 Institutional uses.

* * *

28.11 Conservation areas (public or private).

A. Includes arboretums, bird sanctuaries, demonstration forests, hunting preserves, reforestation areas, wildlife reservations and regulated hunting areas.

B. May be open to the public for hunting or passive recreation such as walking, bicycling or boating.

C. May include accessory offices, visitor information and storage structures. In the RC District:

1. The accessory structures listed above shall not exceed a cumulative total of 20,000 square feet; and

2. Limitations prescribed in Subsection C.1. above may be increased through the use of growth allocation subject to §190-55.5.

D. Does not include active recreation facilities (athletic fields, playgrounds)

* * *

28.12 Natural resource-oriented public recreation, education, and research.

A. Includes conservation areas owned by a quasi-public or private organization that include, as a principal use, visitor centers, research facilities, educational programming, and similar uses.

B. Minimum setbacks:

1. Structures: 200 feet.

2. Parking and outdoor displays, amphitheaters or congregating areas: 150 feet.

C. Site plan approval is required.

D. In the Critical Area, the following regulations apply. The Board of Appeals shall review these requirements as part of the special exception.

1. The requirements for water-dependent uses in § 190-15.14, Water-dependent facilities, shall be considered to the extent that they are applicable to the particular use.

2. Sanitary facilities shall be provided meeting the requirements of Maryland state law.

3. Permeable surfaces shall be used wherever standard engineering practices allow, if no degradation of groundwater would result.

4. Not more than 15% of existing natural vegetation shall be permanently disturbed.

5. All facilities, including areas for passive recreation (trails, education) shall be located outside the Shoreline Development Buffer.

6. The use must conform to the general findings and requirements for special exceptions in Article VII and the general requirements for the use in §190-15, Critical Area Overlay District.

7. In the RC District, any proposed change of use from Natural Resource-Oriented Public Recreation, Education, and Research to another permitted use in the RC District shall be reviewed by the Critical Area for consistency with the purposes and characteristics of the Resource Conservation Area (RCA).

* * *

§ 190-49 Nonconforming lots.

* * *

49.2 Consolidation or reconfiguration of nonconforming lots in the Critical Area.

A. The proposed consolidation or reconfiguration of legally existing, nonconforming lots of record within the Critical Area Overlay District shall not:

1. Result in a greater number of development rights, lots or dwelling units in the Critical Area than the existing configuration of all legally created lots; or

2. Create any additional riparian lots; or

3. Increase or intensify impacts associated with riparian access.

B. Proposed consolidation or reconfiguration of lots shall identify habitat protection areas and result in no greater impacts to any habitat protection area than impacts that could have resulted from the existing lot configuration. Protective measures shall be provided to minimize impacts and restoration measures to mitigate for impacts.

C. The proposed consolidation or reconfiguration of lots shall be in conformance with the revision plat procedures of § 190-71 and the Critical Area Commission's criteria for lot consolidation and reconfiguration found in COMAR 27.01.02.08.

D. Final Written Decision or Order. The County shall issue a final written decision or order granting or denying an application for a consolidation, reconfiguration, or a modification or reconsideration of a consolidation or reconfiguration. A copy of the final written decision or order and, if applicable, the approved development plan shall be submitted to the Critical Area Commission within 10 business days by U.S. mail to the Commission's business address.

E. Appeal Process. The time period during which the Critical Area Commission may file an appeal or a petition for judicial review begins on the date of the Commission's receipt of the final written decision or order. The Critical Area Commission may file an appeal or a petition

for judicial review within 30 days of the date of the Commission's receipt of the final decision or order.

F. A permit or approval of any type on a property affected by the final written decision or order may not be issued until after the expiration of the time within which the Critical Area Commission may file an appeal or a petition for judicial review.

* * *

55.5 Growth allocation and reclassification of Critical Area land management designations.

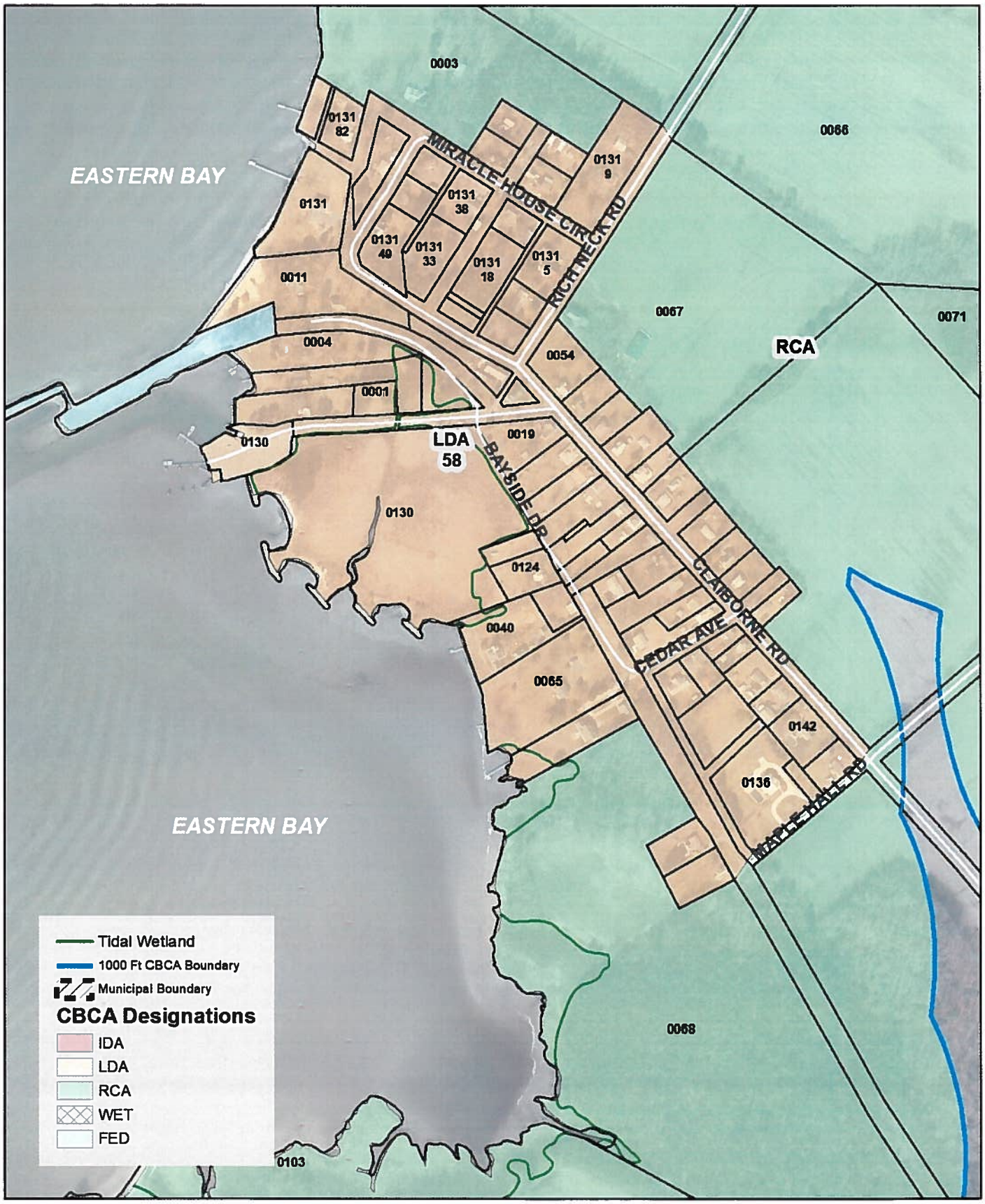
* * *

K. Land uses in RC District requiring growth allocation for expansion. Certain uses in the RC District listed in Article IV, Land Uses, are permitted to increase lot coverage only with issuance of growth allocation. The process listed below for granting growth allocation for specific RC uses is ~~as follows~~ in addition to the growth allocation requirements listed in §190.55.5.E-H:

* * *

Exhibit B

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



LDA # 58
Tax Map # 14
Total Acres = 55.92

0 200 400 800 Feet

Talbot County Public Works
March 19, 2019

EXHIBIT C

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: Mary Kay Verdery, Planning Officer Email: mverdery@talbgov.org

Address: 215 Bay Street, Suite 2, Easton, MD 21601

Telephone Number(s): (H) 410-770-8030 (C) _____ Fax: 410-770-8043

Reason for Request: On December 12, 2017, the County Council enacted Bill 1376, a bill to amend certain village boundaries subject to Critical Area Commission approval. On February 7, 2018 Talbot County appeared before the Critical Area Commission and received program refinement approval for twelve (12) parcels that were changed from LDA to RCA, and the Chairman returned the portion of Bill 1376 that pertained to the twenty-nine (29) parcels proposed to be changed from RCA to LDA with a requirement for Talbot County to include a comprehensive zoning map amendment element in our Zoning Ordinance. This comprehensive process was approved by the Critical Area Commission under Bill 1401 in February 2019. This application is for the comprehensive review and reclassification of twenty-nine (29) parcels or portions of parcels, totaling 35.35 acres, from RCA to LDA as outlined on attached Table A and Table B, and as shown on Amended LDA Map 32, 42, 48, 52, 53, 58 and 69, consistent with Section 190-15.J. of the *Talbot County Code*, for comprehensive or sectional zoning map amendments.

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;

Appendix A of the Talbot County Comprehensive Plan (Plan), effective August 6, 2016, recommended adjusting the boundaries of certain villages consistent with the policies within the Plan concerning village character and scale.

Village Center Design 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.

9.13 New village residential development and infill should be designed to be compatible with and complement that of the adjacent or surrounding community.

9.14 The County will review permitted land uses in the village zoning districts to ensure that those uses that are compatible with the existing village character will be permitted in the future. Review will include development of Master Plans to guide proposed new development in villages.

9.15 The County will review permitted density and bulk requirements for all village zoning districts. Densities shall reflect village lot sizes existing after zoning boundary modifications. Existing dwelling units per acre and other factors will be considered through the rezoning process, keeping in mind the unique character of each village or portion thereof.

9.16 The County will work to revise sewer connection and allocation policies in Water Quality Strategy Areas mapped Tier III-B to concentrate available capacity on addressing existing failing, inadequate and substandard septic systems within villages and allow for infill, redevelopment and new development on existing lots of record within established sewer service areas.

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

Of the twenty-eight (28) parcels proposed for reclassification from RCA to LDA (attached Table I and Table II), twenty-four (24) are currently improved with a single family residential use, one (1) contains a historic inn, and three (3) are unimproved. A review of the MERLIN resource maps finds that all properties, with the exception of two lots located on LDA Map#53, Tax Map 22, Parcel 162 (B15) and part of Parcel 229 (B16), are located outside of the Sensitive Species Project Review Areas. Each lot is less than ¾ acre in size and is currently improved with single family dwellings. The County will require further parcel analysis by the Department of Natural Resources, Wildlife and Habitat Services to determine the sensitive species present and, if necessary, to prescribe protective measure should future development occur on the subject parcels.

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

Talbot County adopted a Priority Preservation Area (PPA) plan as an element of our Comprehensive Plan in 2009. The County maintains a PPA program that specifies goals, an implementation program, program evaluation, and program development strategy. The PPA encompasses approximately 83,000 acres of land and includes Maryland Agricultural Land Preservation Foundation (MALPF) and several other conservation easements. Also included in the PPA are the villages of Cordova, Bruceville, Ivytown, Williamsburg and Wye Mills, which are emblematic of Talbot County's agricultural heritage.

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

There are no coastal or waterfront parcels included in this comprehensive rezoning.

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.

This comprehensive rezoning includes residential lots and/or small unimproved parcels that were adjacent to or partially within the village zoning or critical area LDA as part of Talbot County's original program approval in 1989.

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

Consistent with the Talbot County Comprehensive Water and Sewer Plan (CWSP) the attached maps indicate properties located in the S-1 sewer service area, served by County owned and operated facilities. Maryland law requires all new development on septic systems to use best available technology (BAT) for nitrogen removal, as defined by MDE. Septic system repairs and replacements in the Critical Area must also upgrade to a BAT system.

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.

N/A-no new IDA areas proposed.

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.

N/A – 12 parcels changed from LDA to RCA were approved as a program refinement in February 2018.

5. In addition to the above, all comprehensive or sectional map amendments shall include the following documentation:
__X___ a. A description of the Critical Area land change for all parcels;
__X___ b. Zoning maps of the existing and proposed Critical Area land designations;
__X___ c. Recent aerial maps of each parcel to show existing conditions; and
__X___ 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

P/O Comprehensive Mapping Amendment Application Exhibit C

Table A	RCA to LDA (portion of parcel included in LDA w/original CA program)								
	LDA Map #	Tax Map #	Parcel	Lot	Land Use	Parcel Acreage	Parcel Acreage in C/A	Acreage Change from RCA to LDA	Sewer S-1
A1	32	40	P/O 179		Unimproved-Asso. w/Inn	16.63	16.63	3.22	Y
A2	42	31	P/O 238		Unimproved Wooded	6	1.22	1.22	Y
A3	42	31	P/O 17		Unimproved Wooded	4.37	0.47	0.47	Y
A4	48	31	P/O 212	Lot 2	Single Family Residential	2.95	1.71	0.63	Y
A5	48	31	P/O 221		Single Family Residential	5.13	3.04	0.8	Y
A6	48	31	P/O 269		Single Family Residential	1.32	0.95	0.95	Y
A7	58	14	P/O 131	Lot 9	Single Family Residential	1.14	1.14	0.48	N
A8	69	24	P/O 17		Single Family Residential	7.38	7.38	3.06	Portion
	Total Acreages Table A					44.92	32.54	10.83	

Table B	RCA to LDA (adjacent to Village or LDA as of original CA program approval)								
	LDA Map #	Tax Map #	Parcel		Land Use	Parcel Acreage	Parcel Acreage in C/A	Acreage Change from RCA to LDA	Sewer S-1
B1	32	41	P/O 77		Single Family Residential	1	0.33	0.33	Y
B2	32	41	P/O 79		Single Family Residential	1	0.35	0.35	Y
B3	32	41	P/O 238		Single Family Residential	1	0.37	0.37	Y
B4	32	41	P/O211		Single Family Residential	1.33	0.51	0.51	Y
B5	32	41	P/O 212		Single Family Residential	1	0.35	0.35	Y
B6	42	31	301		Unimproved Wooded	0.98	0.98	0.98	Y
B7	48	31	359		Unimproved Wooded	0.98	0.98	0.98	Y
B8	52	14	24		Single Family Residential	1.02	1.02	1.02	N
B9	52	14	P/O 25		Single Family Residential	1	0.15	0.15	N
B10	52	22	P/O 338	Lot 2	Single Family Residential	2.35	1.51	1.51	N
B11	52	22	P/O 303		Single Family Residential	2	0.97	0.97	N
B12	52	22	P/O 305		Single Family Residential	2	1.01	1.01	N
B13	53	22	288		Single Family Residential	1.41	1.41	1.41	N
B14	53	22	237		Single Family Residential	4.47	4.47	4.47	N
B15	53	22	162		Single Family Residential	0.25	0.25	0.25	N
B16	53	22	P/O 229		Single Family Residential	0.88	0.73	0.73	N
B17	69	24	94	Lot 3	Single Family Residential	5.87	5.87	5.87	N
B18	69	16	P/O 51		Single Family Residential	0.92	0.01	0.01	Y
B19	69	16	P/O 50		Single Family Residential	1	0.91	0.91	Y
B20	69	16	38		Single Family Residential	1.61	1.61	1.61	Y
B21	69	16	P/O 07		Single Family Residential	0.97	0.73	0.73	Y
	Total Acreages Table B					33.04	24.52	24.52	
	Total Acreages Table A and B					77.96	57.06	35.35	

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

Pack -

Divilio -

Callahan -

Price –

Lesher -

EFFECTIVE_____