

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

2020 Legislative Session, Legislative Day No.: June 23, 2020

Bill No.: 1462

Expiration Date: August 27, 2020

Introduced by: Mr. Callahan, Mr. Divilio, Mr. Leshner, Mr. Pack, Ms. Price

**A BILL TO REPEAL OFFICIAL ZONING MAP 34 OF TALBOT COUNTY, AND REENACT THE SAME WITH AN AMENDMENT DESIGNATING THE ZONING DISTRICT OF A PARCEL OF LAND SHOWN ON TAX MAP 34 AND DESCRIBED AS “THIRD STREET” ON A PLAT TITLED “DE-ANNEXATION PLAT TOWN OF EASTON THIRD STREET RIGHT-OF-WAY IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND TAX MAP 34 GRID N/A PARCEL N/A”, PREPARED BY LANE ENGINEERING, INC., AND DATED APRIL 28, 2020, SUCH PARCEL CONSISTING OF 0.579 ACRES±, FROM THE R-10A TOWN OF EASTON ZONING DISTRICT TO TOWN RESIDENTIAL (TR) TALBOT COUNTY ZONING DISTRICT IN PART AND TOWN CONSERVATION (TC) TALBOT COUNTY ZONING IN PART, WHICH ZONING DESIGNATION IS CONTINGENT UPON THE DE-ANNEXATION OF “THIRD STREET” BY THE TOWN OF EASTON, MARYLAND**

By the Council: June 23, 2020

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, August 11, 2020 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order   
Susan W. Moran, Secretary

**A BILL TO REPEAL OFFICIAL ZONING MAP 34 OF TALBOT COUNTY, AND REENACT THE SAME WITH AN AMENDMENT DESIGNATING THE ZONING DISTRICT OF A PARCEL OF LAND SHOWN ON TAX MAP 34 AND DESCRIBED AS “THIRD STREET” ON A PLAT TITLED “DE-ANNEXATION PLAT TOWN OF EASTON THIRD STREET RIGHT-OF-WAY IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND TAX MAP 34 GRID N/A PARCEL N/A”, PREPARED BY LANE ENGINEERING, INC., AND DATED APRIL 28, 2020, SUCH PARCEL CONSISTING OF 0.579 ACRES±, FROM THE R-10A TOWN OF EASTON ZONING DISTRICT TO TOWN RESIDENTIAL (TR) TALBOT COUNTY ZONING DISTRICT IN PART AND TOWN CONSERVATION (TC) TALBOT COUNTY ZONING IN PART, WHICH ZONING DESIGNATION IS CONTINGENT UPON THE DE-ANNEXATION OF “THIRD STREET” BY THE TOWN OF EASTON, MARYLAND**

**WHEREAS**, on May 19, 2020, Talbot County, Maryland (the “**County**”) submitted a petition for annexation to the Town of Easton, Maryland (the “**Town**”) to annex certain land consisting of a portion of Dutchmans Lane and a parcel of land owned by Mr. Harry R. Covington, II, such land being further described in the petition (the “**Petition**”); and,

**WHEREAS**, the Petition is contingent upon the de-annexation by the Town of a certain parcel of land described as “Third Street” on a plat titled “DE-ANNEXATION PLAT TOWN OF EASTON THIRD STREET RIGHT-OF-WAY IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND TAX MAP 34 GRID N/A PARCEL N/A”, prepared by Lane Engineering, Inc., and dated April 28, 2020, and further described in a metes and bounds description titled “DESCRIPTION OF DE-ANNEXATION 2020 THIRD STREET RIGHT-OF-WAY IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND”, prepared by Lane Engineering, Inc., and dated May 22, 2020, such parcel of land to be de-annexed consisting of 0.579 acres± (“**Third Street**”), which plat and description are attached hereto as Exhibits “A” and “B” respectively and incorporated by reference herein; and,

**WHEREAS**, Third Street currently has a Town zoning designation of R-10A. The unincorporated land adjacent to Third Street has County zoning designations of Town Residential (TR) in part and Town Conservation (TC) in part; and,

**WHEREAS**, provided that the Petition is granted; that Dutchmans Lane and the Covington property are annexed; and, that Third Street is de-annexed in accordance with applicable law, which would place Third Street back into the unincorporated area of Talbot County (the “**Conditions**”), the County Council desires to give Third Street certain County zoning designations consistent with the unincorporated adjacent land as set forth herein.

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

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

**SECTION TWO:** The Official Zoning Map Number 34 of Talbot County shall be and is hereby repealed and reenacted with an amendment designating Third Street as County Town

Residential (TR) zoning in part and County Town Conservation (TC) in part as shown and described on a zoning map titled “Map 34, Zoning Map for Talbot County, Maryland, April 22, 2020”, and further shown and described on a detail map titled “Proposed Amendment Detailed Zoning Talbot County MD April 22, 2020”, which zoning map and detail map are attached hereto as Exhibits “C” and “D” respectively and incorporated by reference herein.

**SECTION THREE:** The zoning map amendment approved in the foregoing Section is contingent upon and shall not become effective until satisfaction of the Conditions.

**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 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 SIX:** This ordinance shall take effect sixty (60) days from the date of its passage.



# Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

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354 Pennsylvania Avenue  
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**DESCRIPTION OF  
DE-ANNEXATION 2020  
THIRD STREET RIGHT-OF-WAY  
IN THE FIRST ELECTION DISTRICT  
TALBOT COUNTY, MARYLAND**

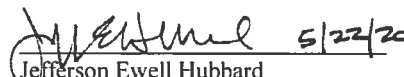
**May 22, 2020**

All that piece, parcel or tract of land situate, lying and being in the First Election District, Talbot County, Maryland, and being more particularly described as follows;

Beginning for the same at a point, said point being on the easterly side of the public road known as Ocean Gateway (Maryland Route U.S. Route 50, 150 foot-wide right-of-way) as delineated on a plat titled "Town of Easton Maryland Map Showing the Remaining Land of Mecklenburg – East Section belonging to The Estate of F.S. Lewis" recorded among the Land Records of Talbot County, Maryland in Plat Book 52, Folio 18, said point of beginning also being the southwest corner of the lands of AC 21B, LLC (Liber 2500, Folio 275) and Lot 7 as shown on said plat, and from said point of beginning, running in the meridian of the Maryland State Coordinate System NAD 83 (2011) and by and with said AC 21B, LLC lands and the north side of Third Street the following course and distance

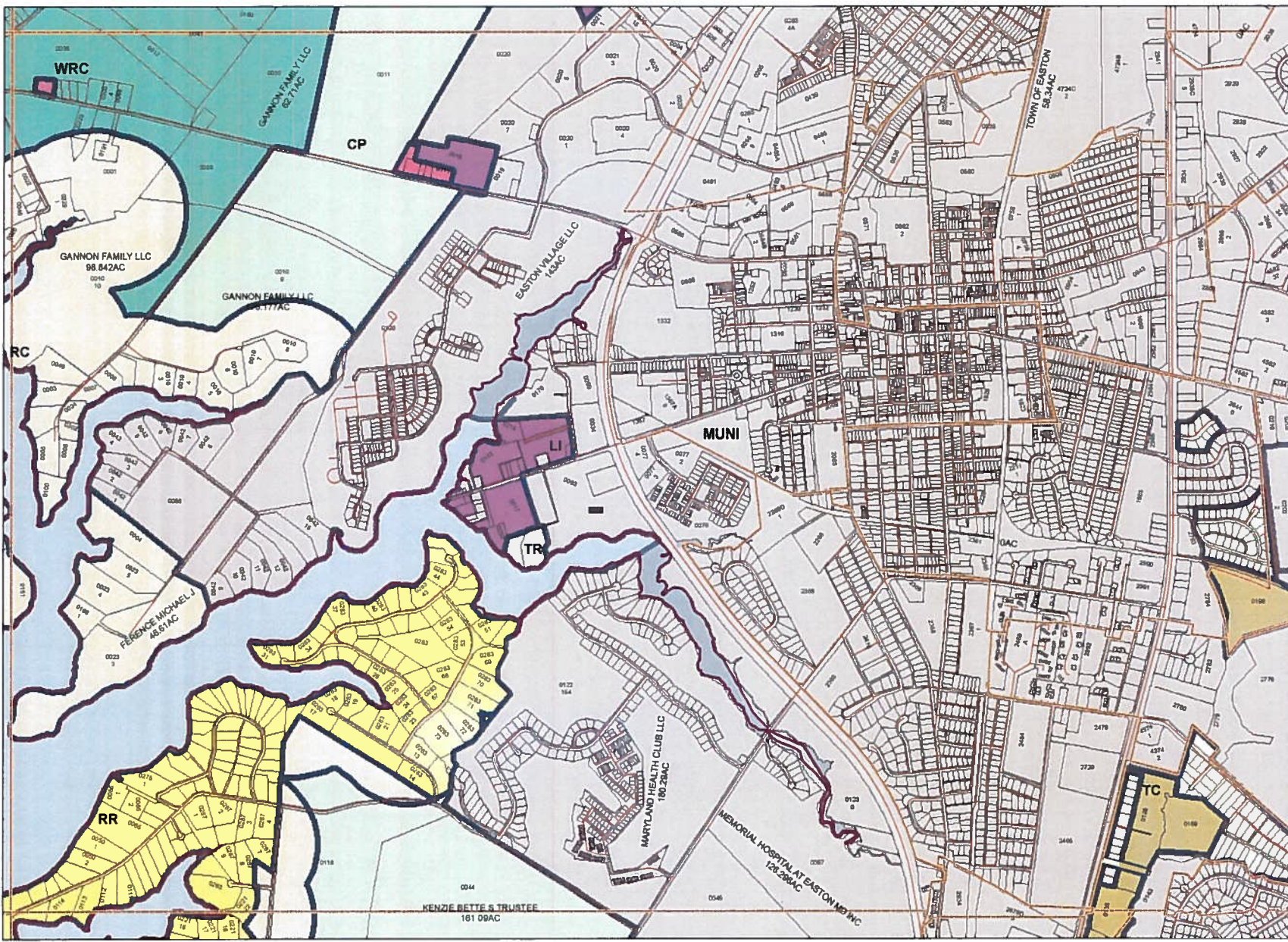
- (1) South 75 degrees 25 minutes 14 seconds East, 507.08 feet to a point and the lands of The Town of Easton (Liber 440, Folio 399); thence by and with said Town of Easton lands
- (2) South 19 degrees 55 minutes 36 seconds West, 50.22 feet to a point and the southerly side of Third Street and other lands of AC 21B, LLC (Liber 2500, Folio 275); thence by and with the southerly side of Third Street
- (3) North 75 degrees 25 minutes 15 seconds West, 502.40 feet to a point and the aforesaid easterly side of Ocean Gateway; thence by and with said easterly side of Ocean Gateway
- (4) North 14 degrees 34 minutes 45 seconds East, 50.00 feet to the Place of Beginning, containing 0.579 Acres of Land, more or less, and

The above parcel is intended to be all of the same land, as shown as Third Street area to be De-Annexed on a plan titled "De-Annexation Plat Town of Easton Third Street Right-of-way" as prepared by Lane Engineering, LLC, on May 22 2020, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2021

  
Jefferson Ewell Hubbard  
Registered Property Line Surveyor  
Maryland Registration Number 363



Zoning Map for  
Talbot County  
Maryland  
April 22, 2020

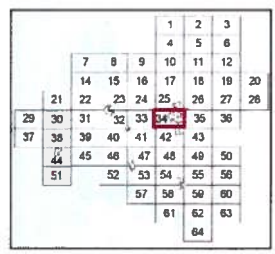


**Zoning Designations**

- Village Residential
- Village Hamlet
- Village Mixed
- Rural Residential
- General Commercial
- Limited Commercial
- Limited Industry
- Agricultural Conservation
- Rural Conservation
- Western RC
- Countryside Preservation
- Town Conservation
- Town Residential
- Incorporated Towns

**Zoning Overlays**

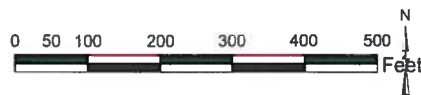
**Critical Area**  
 1,000' Critical Area Boundary





Proposed  
Amendment

Detailed Zoning  
Talbot County MD  
April 22, 2020



**Zoning Designations**

- Town Conservation
- Town Residential
- Incorporated Towns
- Modification Area

**PUBLIC HEARING**

Having been posted and Notice of time, date, and place of hearing, and Title of Bill No. 1462 having been published, a public hearing was held on Tuesday, August 11, 2020 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 N. Washington St., Easton, Maryland.

**BY THE COUNCIL**

Read the third time.

ENACTED: August 11, 2020

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

Pack	-	Aye
Callahan	-	Aye
Divilio	-	Aye
Price	-	Aye
Leshner	-	Aye

Effective date: October 10, 2020