

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

2020 Legislative Session, Legislative Day No. : October 13, 2020

Bill No.: 1465

Expiration Date: December 17, 2020

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

**A BILL TO ADOPT THE *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)* IN ACCORDANCE WITH THE *2016 TALBOT COUNTY COMPREHENSIVE PLAN* AND THE PROVISIONS OF LOCAL GOVERNMENT ARTICLE § 10-324 AND LAND USE ARTICLE § 1-405 *ET SEQ.*, ANNOTATED CODE OF MARYLAND**

By the Council: October 13, 2020

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, November 10, 2020 at 6:30 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 *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)* IN ACCORDANCE WITH THE *2016 TALBOT COUNTY COMPREHENSIVE PLAN* 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 Cordova, a village centered at the crossroads of Maryland State Highway 309 and Kittys Corner Road, with a rich history as the cultural and economic center of Talbot County’s agricultural community; and,

**WHEREAS**, the master planning process for Cordova involved extensive community outreach and public comment and led to the preparation of the *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)*, which the County desires to adopt as the official master plan for the village of Cordova; and,

**WHEREAS**, on August 5, 2020, the Talbot County Planning Commission unanimously found that the draft *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)* meets the goals

of the 2016 Talbot County Comprehensive Plan and recommended that the draft PLAN be forwarded to the County Council for adoption.

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

**SECTION ONE:** the *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)*, 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 Cordova;

**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 “B”, 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 “C”, 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 “D”, which is incorporated by reference herein, shall be and is hereby adopted as the official master plan for the village of Tilghman.

- C. Cordova. The *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)*, attached hereto as Exhibit “E”, which is incorporated by reference herein, shall be and is hereby adopted as the official master plan for the village of Cordova.

\* \* \*

**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 this Bill or the *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)*, 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 Bill or Plan which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill and Plan 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 this Bill and the *CORDOVA VILLAGE MASTER PLAN (DECEMBER 2019)*, 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.

[Balance of this page intentionally left blank]

**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 \_\_\_\_\_ at \_\_\_\_ 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: \_\_\_\_\_

By Order \_\_\_\_\_  
Susan W. Moran, Secretary

Pack -  
Divilio -  
Callahan -  
Price -  
Leshner -

EFFECTIVE DATE: \_\_\_\_\_