

TALBOT COUNTY PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the County Council of Talbot County on Tuesday, November 15, 2016 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland, for consideration of proposed amendments only to Resolution No. 234, A RESOLUTION CONCERNING THE PROPOSED ANNEXATION OF PARCELS 47, 48, 80, 118, 120, 139, 140 AND 247 OF TAX MAP 34, LOCATED ON EASTON POINT, TOGETHER WITH PORTIONS OF THE PUBLIC ROAD RIGHT-OF-WAY KNOWN AS PORT STREET AND PORTIONS OF THE TRED AVON RIVER, BY THE TOWN OF EASTON, MARYLAND (THE "TOWN") CONSISTING OF APPROXIMATELY 6.533 ACRES OF LAND, MORE OR LESS, (THE "PROPERTY"), FINDING THAT THE PROPOSED REZONING FROM THE COUNTY'S EXISTING LIMITED INDUSTRIAL ("LI") ZONE TO THE TOWN'S PROPOSED GENERAL COMMERCIAL ("CG") ZONE WILL RESULT IN SUBSTANTIALLY DIFFERENT USES AND SUBSTANTIALLY HIGHER DENSITY, EXCEEDING 50%, THAN COULD BE GRANTED FOR PROPOSED DEVELOPMENT UNDER EXISTING COUNTY ZONING, AND WAIVING THE 5-YEAR HOLD IN ACCORDANCE WITH LOCAL GOVERNMENT ARTICLE § 4-416, MD. ANN. CODE. The proposed amendments are as follows:

1. To remove an impediment to the County Council's waiver of the 5-year hold, members of the Town Council have unanimously expressed support for the Town taking ownership of Port Street "as is" and to continue its use as a public street following the annexation.

2. Upon the effective date of the annexation, Talbot County will execute a quitclaim deed to convey to the Town any right, title, or interest the County may have in the existing road, roadway, or right-of-way known as Port Street, as depicted on Annexation Plat, and the Town will accept this road into the Town inventory of public streets and will thereafter provide routine maintenance and upkeep.

3. The Town Planning Commission and the County Planning Commission have scheduled joint meetings to discuss future development of the Port Street area. The need for timely action by the County Council on the present question does not allow a realistic opportunity for those joint meetings to bear fruit, but this Council believes, and now wishes to formally indicate, that a shared planning vision thoughtfully developed by both the Town and County is in the public interest, and that ongoing joint planning by the Town and County is desirable, necessary, and essential as a predicate for future annexations and development of the Port Street area.

A copy of the Resolution, and proposed amendments, are available for review in the Office of the County Manager during regular office hours or on the County's website at www.talbotcountymd.gov. If you require communications assistance, please contact the County Manager's Office at (410) 770-8010 or TTY (410) 822-8735 by Monday, November 14, 2016.

All interested parties are hereby notified, invited to attend and to comment.

COUNTY COUNCIL OF TALBOT COUNTY