

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2025 Legislative Session, Legislative Day No.: March 11, 2025

Bill No.: 1584

Expiration Date: May 15, 2025

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Stepp

A BILL TO REPEAL OFFICIAL ZONING MAP 32 OF TALBOT COUNTY AND REENACT THE SAME WITH AMENDMENTS TO THE ZONING CLASSIFICATIONS OF TAX MAP 32, PARCEL 36, CONSISTING OF 3.737 ACRES, MORE OR LESS, FROM TOWN RESIDENTIAL (TR) TO GENERAL COMMERCIAL (GC) AND OF A PORTION OF TAX MAP 32, PARCEL 91, CONSISTING OF 4.6603 ACRES, MORE OR LESS, FROM TR TO GC

By the Council: March 11, 2025

Introduced, read first time, ordered posted, and public hearing scheduled on Tuesday, April 8, 2025, at 5:30 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 32 OF TALBOT COUNTY AND REENACT THE SAME WITH AMENDMENTS TO THE ZONING CLASSIFICATIONS OF TAX MAP 32, PARCEL 36, CONSISTING OF 3.737 ACRES, MORE OR LESS, FROM TOWN RESIDENTIAL (TR) TO GENERAL COMMERCIAL (GC) AND OF A PORTION OF TAX MAP 32, PARCEL 91, CONSISTING OF 4.6603 ACRES, MORE OR LESS, FROM TR TO GC

WHEREAS, pursuant to Md. Code Ann., Land Use § 4-204 and § 190-55.1(A)(2) of the Talbot County Code (the “County Code”), the County Council of Talbot County (the “County Council”) is authorized to hear and decide on applications for amendments to the Official Zoning Maps of Talbot County, Maryland (the “County”); and

WHEREAS, pursuant to § 190-55.1(C)(3), before the County Council may consider an application for amendment to the Official Zoning Maps of the County, the Talbot County Planning Commission (the “Planning Commission”) shall first hold a public hearing and make a recommendation regarding such application to the County Council; and

WHEREAS, Tax Map 32, Parcel 36, owned by Shannahan Holdings, Inc. (“Shannahan Holdings”), consisting of 3.737± acres (“Parcel 36”), is zoned Town Residential (“TR”) and Critical Area Overlay (“CAO”) on Official Zoning Map 32 of the County; and

WHEREAS, Tax Map 32, Parcel 91, owned by Destination Lodging, LLC (“Destination Lodging”), consisting of 4.6603± acres (“Parcel 91”), is split-zoned TR, General Commercial (“GC”), and Critical Area Overlay (“CAO”) on Official Zoning Map 32 of the County; and

WHEREAS, Shannahan Holdings and Destination Lodging have jointly requested that the County Council change the zoning classification of Parcel 36 from TR to GC and the zoning classification of the portion of Parcel 91 currently zoned TR to GC; and

WHEREAS, on January 8, 2025, the Planning Commission held a duly advertised public hearing, after which it voted 4-0 to recommend that the County Council approve the application of Shannahan Holdings and Destination Lodging as aforesaid.

SECTION ONE: BE IT ENACTED BY THE COUNTY COUNCIL OF TALBOT COUNTY, MARYLAND, that:

SECTION TWO: AND BE IT FURTHER ENACTED, that the above recitals are hereby incorporated as if fully set forth herein.

SECTION THREE: AND BE IT FURTHER ENACTED, that the County Council hereby adopts the Findings of Fact in accordance with § 190-55.2(B) and (C) of the County Code, which Findings of Fact are attached hereto as Exhibit A and incorporated by reference herein as if fully set forth.

SECTION FOUR: AND BE IT FURTHER ENACTED, that the County Council hereby determines that changing the zoning classification of Parcel 36 from TR to GC and the zoning classification of the portion of Parcel 91 currently zoned TR to GC is appropriate based on a mistake in the existing zoning classification as set forth in § 190-55.2(C)(1)(b) of the County Code.

SECTION FIVE: AND BE IT FURTHER ENACTED, that the County Council hereby approves the application of Shannahan Holdings and Destination Lodging to change the zoning classification of Parcel 36 from TR to GC and the zoning classification of the portion of Parcel 91 currently zoned TR to GC, and further repeals Official Zoning Map 32 of the County and reenacts the same with amendments to reclassify and remap the entirety of Parcel 36 from TR to GC and the TR-zoned portion of Parcel 91 from TR to GC.

SECTION SIX: AND BE IT FURTHER ENACTED, that if any provision of this Bill 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 Bill which can be given effect without the invalid provision or application, and for this purpose the provisions of this Bill are declared severable.

SECTION SEVEN: AND BE IT FURTHER ENACTED, that the Publishers of the Talbot County Code and 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, 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 EIGHT: AND BE IT FURTHER ENACTED, that this Bill shall take effect sixty (60) days from the date of its passage.

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 Tuesday, _____, 2025, at 5:30 p.m. 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: _____, 2025

By Order _____
Susan W. Moran, Secretary

Callahan -

Stepp -

Leshner -

Mielke -

Haythe -

EFFECTIVE DATE: _____, 2025