

## BACKGROUND

In September of 2017, the County Council approved the Bellevue and Tilghman Village Master Plans. The master plans were supported by a grant received from the Maryland Department of Natural Resources Working Waterfronts Program, which enabled Talbot County to hire Lardner/Klein Landscape Associates to assist with the development of the plans. Common to both plans were goals related to the preservation and revitalization of their working waterfront assets to sustain and grow their local economies while preserving and maintaining the character of their historic communities. The plans were developed with an extensive community outreach process that included the participation of County Council-appointed Citizen Advisory Committees, public visioning meetings, design workshops, surveys and stakeholder interviews. The culmination of the research and outreach conducted for the two village master plans was the inclusion of community vision statements and comprehensive goals and strategies that addressed the key planning issues and concerns identified by residents of the two villages.

One of the key zoning implementation strategies for economic revitalization in the Tilghman Village Master Plan is the use of a new commercial zoning district, a Working Waterfront Overlay District (WWOD), to encourage desirable maritime commercial and maritime support commercial uses (Strategy 1.3 of the plan). The development and adoption of a WWOD can be another important tool for the revitalization of Tilghman's economy, and also for the support of working waterfront economic development in other County locations. It's expected that once adopted by the Talbot County Council, the WWOD will be incorporated into the Talbot County Chapter 190 Zoning, Subdivision and Land Ordinance (Chapter 190) as a new overlay district. The development of the district will be based on extensive research and analysis of zoning districts or overlays in water-oriented jurisdictions along the Atlantic Coast. By incorporating "best practices" from other jurisdictions, the WWOD can be used as a tool for studying and applying similar zoning or overlay districts in other Maryland jurisdictions.

Talbot County issued a competitive Request for Proposals in December of 2017 to obtain professional services to develop a new overlay zoning district, a Working Waterfront Overlay District (WWOD) to encourage and incentivize maritime commercial and maritime support commercial uses in desirable locations of Talbot County; as recommended in the Tilghman Village Master Plan adopted by the County Council in September of 2017. The County

selected White & Smith, LLC, in association with CHPlanning, to assist with the development of the new district.

White & Smith, LLC, based in Kansas City, Missouri and Charleston, South Carolina, brings certified land use and planning law professionals with experience in drafting zoning and land development codes, having written regulations in hundreds of communities throughout the country at the city, county, regional and state levels. White & Smith, LLC has also worked in a number of Maryland communities. Grant funds were generously provided by the Maryland Department of Natural Resources Working Waterfronts Program.

[WWOD Request For Proposals](#)