

Talbot County Chamber of Commerce
Position Statement
Relating To Growth & Land Use

This we believe:

The continued development of our community should preserve the Character of Talbot County's historic settlements (towns and villages) and their settings.

It is important to preserve the vitality of the Chesapeake Bay and its tributaries. Development near the Chesapeake Bay and its tributaries shall effectively protect, conserve, or mitigate damage to water and air quality.

Projects must be in areas that are designated in accordance with the town's and county's comprehensive plan and the principals of Smart Growth. We support development on land in and around existing communities where growth can make efficient use of land, roads, sewers and other costly infrastructure.

Our county, towns and villages will have appropriate design criteria for commercial development which encourages building facades which are compatible with the style and vernacular of local architecture. The design criteria will include use of green space buffers around commercial and residential developments and bordering roadways to help preserve the feeling of the natural environment.

Residential development, using Traditional Neighborhood Design Principals, is one means of creating attractive environments in our urban growth area. Higher density of homes per acre with provisions for open space, recreation and pedestrian friendly environments enhance our community. Such neighborhoods provide a strong sense of place.

New projects should generate benefits for the county, such as support for our school system, historic preservation, public access to parks or open space, positive economic impacts, or other improvements to our quality of life.

Adopted March 21, 2002
Talbot County Board of Directors

Sources

Design Characteristics of Maryland's Traditional Settlements, Maryland Office of Planning, the School of Architecture University of Maryland 1994

Washington Smart Growth Alliance
Smart Growth recognition Program Criteria Draft 2001

Tom Horton, *Sprawl Defies Good Intentions*, Baltimore Sun November 9, 2001

Tom Hylton, Save Our Land Save Our Towns

Smart Growth In Small Towns and Rural Communities Maryland's Eastern Shore, The Environmental Law Institute, February 2001

Talbot County Quality Community Survey, May 2000

John Nolon, *Well Grounded: Using Local Land Use Authority to Achieve Smart Growth*, The Environmental Law Institute and John Nolon 2001

(Pres/BdDir/Position Paper Growth & Land Use)

