



Town Council AGENDA

Monday, August 3, 2026 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

5:30 PM: Call to Order by President Abbatiello.

Opening remarks and Pledge of Allegiance by Rev. Davis.

Approval of Minutes.

Minutes of the July 20, 2026 meeting.

Municipal Official Items.

Items by Mayor Cook.

Items by Town Manager

Items by Town Attorney.

Fire Board.

Presentation.

Mr. Bob Rager, Community Relations Manager, SHA, to give update on emergency repair work on Bay St.

Public Hearing.

5:35 PM PUBLIC HEARING to solicit public comment on Ordinance No. 859 which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendments is to revise the Code to regulate Mobile Food Uses consistent with the provisions of the previously enacted Pilot Program for such uses.

Legislation.

Ord. 859, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 28 (ZONING) OF THE TOWN CODE."

Ord. 860, "AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO ACCEPT LAND FROM TALBOT COUNTY, MARYLAND FOR THE PURPOSE OF BUILDING AN ACCESS ROAD TO EASTON WOODLAND PARK."

Ord. 862, "AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE APPLICATION OF LOWE'S HOME CENTERS, LLC (FORMERLY LOWE'S HOME CENTERS, INC.) FOR A PLANNED UNIT DEVELOPMENT AMENDMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE."

Public Participation/Comments.

Committee Reports by Members of the Council

Items by Members of the Council:

Adjournment.

The public can access the meeting as follows:

<https://www.eastonmd.gov/129/Agendas-Minutes>

If you are an Easton Velocity Cable TV subscriber, you can view the meeting live on Channel 98.

Please note: There is a possibility of all or part of the meeting may be held in Closed Session.

TOWN OF EASTON
NOTICE OF PUBLIC HEARING - ORDINANCE NO. 859
PROPOSED AMENDMENTS TO CHAPTER 28
OF THE EASTON TOWN CODE (ZONING)

The Council of the Town of Easton will hold a public hearing on Monday, August 3, 2026 at 5:35 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to solicit public comment on Ordinance Number 859, which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendments is to revise the Code to regulate Mobile Food Uses consistent with the provisions of the previously enacted Pilot Program for such uses.

The public is hereby invited to comment on the proposed amendments. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Ordinance 859 is available for public inspection on the Town of Easton's website (www.Eastonmd.gov). In general terms, the proposed amendments propose to:

- Establish the Zoning Districts in which Mobile Food Uses are (and are not) permitted; and
- Amend the Supplemental Standards applicable to Mobile Food Uses to reflect the operational and location requirements established by the Town Council via the soon to be concluded Pilot Program.

Persons wishing to attend or participate in the public hearing who require special accommodations or assistance because of a disability should contact the Town Clerk, Kathy Ruf at the Town Office, telephone number (410) 822-2525 during normal business hours by July 31, 2026.

Kathy M. Ruf
Town Clerk

Note to Star Democrat: Please publish the above ad in the July 18, 2026 and July 25, 2026 issues of the Star Democrat and send a Certificate of Publication to: Town Clerk, Town of Easton, P.O. Box 520, Easton, MD 21601.

ORDINANCE NO. 859

AN ORDINANCE OF THE TOWN OF EASTON AMENDING
CHAPTER 28 (ZONING) OF THE TOWN CODE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by § 4-102 of the Land Use Article of the Maryland Annotated Code (the “Code”) to enact a comprehensive zoning ordinance, which ordinance is codified as Chapter 28 of the Code of the Town of Easton;

WHEREAS, the Town of Easton is authorized by § 4-204 of the Land Use Article of the Code and § 28-1401 of Chapter 28 of the Code of the Town of Easton to amend, supplement, change or repeal zoning regulations;

WHEREAS, the Easton Town Council approved and enacted a comprehensively revised new Zoning Code which became effective on December 5, 2021;

WHEREAS, in 2025 the Easton Town Council initiated a Pilot Program to provide for the operation of Mobile Food Uses more broadly than had existed at that time;

WHEREAS, following the expiration of the Pilot Program (including one extension of its provisions), the Easton Town Council indicated that they intended to make those provisions permanent and directed Town Planning and Legal staff to work with the Easton Planning and Zoning Commission to propose such amendments as may be necessary to effectuate those changes in the Town’s Zoning Code;

WHEREAS, the Easton Planning and Zoning Commission considered the matter at a series of meetings and via a unanimous vote, the actions of which were transmitted to the Easton Town Council via a letter dated July 7, 2026, the Commission recommended that the Town Council adopt a number of amendments to the Section 28-501 of the Zoning Code as contained in the document attached hereto as Exhibit A; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on August 3, 2026.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The relevant sections of Chapter 28 of the Code of the Town of Easton are hereby repealed and reenacted with amendments to read as shown on the attached Exhibit A:

Section 2. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry -
Rankin -
Montgomery -
Davis -
Abbatiello -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____, 2026

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2026.

ATTACHMENT A

1. Amend the Table of Permissible Uses, as follows:

**TABLE 2.1
TABLE OF PERMISSIBLE USES**

USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
Household Living											
226											
Mobile Food Uses*	⊕	⊕	⊕	⊕	⊕	⊕	⊕	⊕	⊕	⊕	
	■	■	■	■	■	■	■	■	■	■	

2. Amend the Supplemental Standards for Mobile Food Uses (Section 28-2007.4 A 5), as follows:

- a. These regulations shall apply only to Mobile Food Uses located on private property. Mobile Food Uses operated on public property (e.g. streets or sidewalks) are regulated elsewhere in Chapter 19 of the Easton Town Code.
- b. Mobile Food Uses shall comply with all applicable health codes and operators shall provide proof of health department approval upon application for a Temporary Use **Mobile Food Use License**.
- c. ~~Mobile food uses shall operate in association with another approved Temporary Use (e.g. a Special Event, Carnival, etc...). An~~ **Two exceptions to the standards of the subsections below are:** ~~exception to this standard shall be~~ (1) Mobile Food Uses that are primarily intended to serve work crews at active construction sites and (2) Mobile Food Uses that function as catering for a specific private event. **In such cases, these Mobile Food Uses must still comply with paragraphs a and b above, but are exempt from the paragraphs below regarding location and operational requirements.**

1. LOCATION REQUIREMENTS

- d. ~~Mobile food uses shall not remain at any one location for more than two (2) days more than the duration of the Special Event (or other permitted Temporary Use) with which it is associated. The two (2) additional days are provided to allow for set-up and take-down of the mobile food unit, not for additional days of operation.~~ **Mobile Food Uses shall not locate within three hundred (300) feet of the principal building entrance of an existing restaurant (includes Restaurant,**

carry-out/delicatessen, Restaurant, fast food, Restaurant, nightclub, and Restaurant, sit down as defined elsewhere in this Zoning Code), or another mobile food use.

e. Mobile Food Uses shall only operate with the permission of the property owner, which permission shall be included with the license application.

f. A map to scale shall be submitted with the application that shows the location of all existing buildings on the property, the parking areas, any nearby restaurants, and the proposed location of the Mobile Food Use. Such a map is required for each property on which a Mobile Food Use wishes to operate.

g. Mobile Food Uses shall not operate on Town-owned property or within public rights-of-way unless approved in conjunction with a Public Assembly Permit.

h. Mobile Food Uses shall be located so that it does not block drive aisles, ingress or egress from the property, or fire and emergency access.

i. Mobile Food Uses may rotate between approved private parcels, but may not remain in the same location for more than 24 hours, consistent with hours specified on the permit application (plus time allotted to set-up/break-down).

2. OPERATIONAL REQUIREMENTS

j. The license issued to the Applicant shall be clearly and prominently displayed at the Mobile Food Use.

k. Trash and recycling containers sufficient in size shall be provided to collect all waste generated by customers and staff of the Mobile Food Use. Trash and recycling must be removed each business day.

l. The Mobile Food Use may have one (1) twenty-four by forty-eight inch (24" x 48") sandwich board sign displayed within ten feet (10') of the Mobile Food Use. Sandwich board signs may be displayed only during hours of operation, and shall not obstruct or impede pedestrian or vehicular traffic, and shall be on the same property as the Mobile Food Use. Signs affixed to the exterior of the Mobile Food Use Unit shall be secured and mounted flat against the Mobile food Use and shall not project more than six inches (6") from the exterior of the Mobile Food Unit. Electronic or illuminated signs are prohibited.

m. Mobile Food Uses shall not provide tables, chairs,, or other furniture outside of the Mobile Food Use.

n. Mobile Food Uses shall only sell food and non-alcoholic beverages.

o. Mobile food Use operators shall maintain the cleanliness of the area around the Mobile

Food Use during its hours of operation.

p. The Mobile Food Use license holder and/or property owner shall be the responsible party for any violation of this subsection. A license may be revoked, suspended, modified or not renewed by the Town for failure to comply with the provisions of this Subsection, or any provision of the Code of the Town of Easton.

ORDINANCE NO. 860

AN ORDINANCE OF THE TOWN OF EASTON AUTHORIZING THE TOWN OF EASTON TO ACCEPT LAND FROM TALBOT COUNTY, MARYLAND FOR THE PURPOSE OF BUILDING AN ACCESS ROAD TO EASTON WOODLAND PARK

INTRODUCED BY: _____

WHEREAS, pursuant to a deed dated February 23, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3102, folio 64, the County owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Poplar Hill Farm,” and more particularly known and designated as Tax Map 42, Parcel 57, consisting of 120.476+/- acres, which property is further shown and described on a plat dated February 11, 2021, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 89, folio 37 (the “County Property”), which is presently unimproved; and

WHEREAS, pursuant to a deed dated May 23, 2023, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3053, folio 72, the Town owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Woodland Park,” and more particularly known and designated as Tax Map 42, Parcel 45, consisting of 197.624+/- acres, which property is further shown and described on a plat dated May 31, 2023, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 91, folio 59, which the Town intends to develop for public recreation purposes (the “Town Property”); and

WHEREAS, the Town is desirous of acquiring, and the County is desirous of conveying, a portion of the County Property to provide public access to the Town Property from Maryland Route 322 (the “Property”) as more particularly shown on the Exhibit A attached hereto, subject to certain conditions contained in the Memorandum of Understanding (“MOU”) attached hereto as

Exhibit B; and

WHEREAS, in accordance with § 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland, the Town Council has determined that acceptance of the “AREA TO BE TRANSFERRED 1.785 ACRES ±” as shown on the Exhibit A attached hereto serves a public purpose.

NOW, THEREFORE, be it ordained by the Town of Easton that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. In accordance with § 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland, the Town Council has determined that acceptance of the “AREA TO BE TRANSFERRED 1.785 ACRES ±” as shown on the Exhibit A attached hereto serves a public purpose.

Section 3. The Mayor is hereby authorized to execute and deliver the MOU, a true and correct copy of which (save for executing and dating) is attached to this Ordinance as Exhibit B;

Section 4. The Mayor may make any non-substantive changes to the attached documents necessary to effectuate the purpose of this Ordinance;

Section 5. Any prior execution and delivery of documents related to the MOU or the transfer of the land that are consistent with the purpose of this Ordinance, are hereby ratified and approved; and

Section 6. The Mayor, Town Manager, and Town Clerk are hereby authorized to execute any documents necessary to effectuate the Town’s acceptance of the above referenced land, and to

take whatever additional actions are reasonably necessary to effectuate the terms of this Ordinance;

Section 7. In accordance with Article II Section 9 of the Easton Town Charter, this Ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this Ordinance by the Council over the Mayor's veto.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Ordinance was passed by a ye and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (this “MOU”) is made this ____ day of _____ 2026, by and among Talbot County, Maryland, a political subdivision of the State of Maryland (the “County”), and the Town of Easton, a Maryland municipal corporation (the “Town”) (collectively, the “Parties”).

RECITALS

WHEREAS, pursuant to a deed dated February 23, 2024, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3102, folio 64, the County owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Poplar Hill Farm,” and more particularly known and designated as Tax Map 42, Parcel 57, consisting of 120.476+/- acres, which property is further shown and described on a plat dated February 11, 2021, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 89, folio 37 (the “County Property”), which is presently unimproved; and

WHEREAS, pursuant to a deed dated May 23, 2023, and recorded among the Land Records of Talbot County, Maryland at Liber K.M.D. No. 3053, folio 72, the Town owns certain real property located at Oxford Road, Easton, Maryland, commonly known as “Woodland Park,” and more particularly known and designated as Tax Map 42, Parcel 45, consisting of 197.624+/- acres, which property is further shown and described on a plat dated May 31, 2023, and recorded among the Plat Records of Talbot County, Maryland at Plat Book K.M.D. No. 91, folio 59, which the Town intends to develop for public recreation purposes (the “Town Property”); and

WHEREAS, the Town is desirous of acquiring, and the County is desirous of conveying, a portion of the County Property to provide public access to the Town Property from Maryland Route 322 as more particularly shown on the attached Exhibit A as “Proposed Access Easement 1.785 Acres±” (the “Property”), subject to certain conditions; and

WHEREAS, the Parties are desirous of entering into this MOU for the purpose of setting forth the terms and conditions of the foregoing conveyance and guiding further decision making and action by the County Council of Talbot County, Maryland (the “County Council”) and the Easton Town Council (the “Town Council”) regarding the subject matter hereof.

NOW, THEREFORE, in consideration of the foregoing recitals, which are not merely prefatory but are a substantive part of this MOU, and for other good consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

1. Contract for Transfer of the Property. Upon execution of this MOU, the Parties shall negotiate in good faith a binding contract (the “Contract”) to transfer the Property from the County to the Town for the purpose of providing public access to the Town Property from Maryland Route 322 upon such terms and conditions as may be agreed to between the Parties. Notwithstanding the foregoing, the Contract shall require the Town to construct a public roadway on the Property to such standard as the Town deems appropriate for an access road to the park, with a “stub-out” installed at the boundary of the County Property for water, sewer, and any other municipal infrastructure being extended as part of the Town’s Woodland Park project, with such work to be performed at the Town’s sole cost and expense.

2. Legislative Approval. Following the Parties’ negotiation and execution of the Contract, the Parties shall each promptly advertise, introduce, schedule, and hold all requisite meetings, public hearings, or proceedings to introduce and act upon whatever motions, resolutions,

legislation, or other approvals that are or may be required by law to approve the Contract and otherwise transfer and convey the Property from the County to the Town in accordance herewith. Notwithstanding the foregoing, neither the County Council nor the Town Council shall be obligated to pass any such motions, resolutions, legislation, or other approvals.

3. Lot Line Revision. Prior to conveyance of the Property, a lot line revision will be required. The Town shall be responsible for all costs and expenses associated with the lot line revision process. The County agrees to cooperate and execute any documents required for the lot line revision process.

4. Potential Future Traffic Signal. Future development of the Poplar Hill Farm by the County in addition to the Easton Woodland Park access may at some point in the future generate traffic sufficient to warrant a traffic control device at the intersection of Tristan Drive and Maryland Route 322. If and when a traffic control device becomes necessary, the Parties agree to negotiate in good faith their respective obligations to contribute to a traffic control device and will participate in a cost-sharing agreement regarding the costs for the traffic control device.

5. Town Maintenance. Following the Property's conveyance to the Town, the Town agrees to maintain the Property for the use and benefit of the general public, subject to the obligations set forth in Section 1 hereinabove and in the Contract.

6. Notices. All reports, notices, consents, or approvals required under this MOU shall be in writing and shall be deemed to have been given properly if and when mailed by first class certified mail, return receipt requested, postage prepaid, as follows:

If to the County: Clay Stamp, County Manager
 Courthouse, South Wing
 11 N. Washington Street
 Easton, Maryland 21601

With copy to: Patrick W. Thomas, Esq., County Attorney
MacLeod Law Group, LLC
31 E. Dover Street
Easton, Maryland 21601

If to the Town: Andrew Kitzrow, Town Manager
Town of Easton
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

With copy to: Sharon M. VanEmburch, Esq., Town Attorney
Ewing, Dietz, Fountain and Kaludis
16 South Washington Street
Easton, Maryland 21601

or to such other address as the Parties shall have furnished to the other in writing.

7. Modification/Assignment. No portion of this MOU may be changed, waived, assigned, or modified except by a written agreement executed by the Parties.

8. Further Assurances and Corrective Instruments. The Parties agree that they will, from time to time, execute and deliver, or cause to be executed and delivered, such amendments hereto and such other instruments to further the general purposes of this MOU.

9. Good Faith. The Parties acknowledge that other issues may arise in the future regarding the conveyance of the Property that are not currently contemplated. The Parties agree to address those issues in good faith in order to facilitate the transfer of the Property as set forth herein. The Parties acknowledge that this MOU is a statement of their respective intentions. This MOU does not create binding or enforceable commitments and is in no manner intended to limit or abridge the exercise of legislative judgment or discretion by either the County Council or the Town Council.

IN WITNESS WHEREOF, this MOU has been executed by the parties hereto as of the date first above written.

ATTEST:

TALBOT COUNTY, MARYLAND

Clay B. Stamp, County Manager

(SEAL)
By: Chuck F. Callahan
President, County Council of Talbot County,
Maryland

ATTEST:

TOWN OF EASTON

Andrew Kitzrow, Town Manager

(SEAL)
By: Megan J. M. Cook
Mayor, Town of Easton

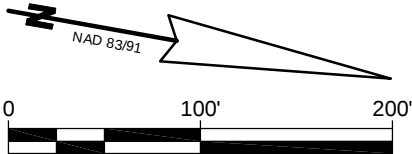
Approved for Legal Sufficiency:

Approved for Legal Sufficiency:

Patrick W. Thomas, County Attorney

Sharon M. VanEmburch, Town Attorney

N/F LANDS OF
TOWN OF EASTON
3053/72



N/F LANDS OF
TALBOT COUNTY
3102/64

ARE TO BE
TRANSFERRED
1.785 ACRES ±

N/F LANDS OF
CHATHAM VILLAGE, LLC
1641/341

N/F LANDS OF
TEMPLE BNAI ISRAEL
CONGREGATION OF
EASTON MARYLAND
2355/253

LAUREN LANE
60' WIDE ROW

TRISTAN DRIVE
60' WIDE ROW

ROUTE 322 / EASTON BYPASS

COURSES AND DISTANCES

LINE	BEARING	DISTANCE
L1	N 81°53'48" W	194.58'
L2	N 82°04'30" W	315.76'
L3	S 37°58'39" W	45.86'
L4	N 62°49'53" W	338.96'
L5	N 79°34'27" E	539.56'
L6	S 09°43'26" E	29.79'
C1	R=200.00'	L 313.99'
	N 54°41'54" W	282.72'
L7	N 80°19'33" E	31.93'
L8	S 09°38'56" E	60.00'
C2	R=20.00'	31.41'
	S 54°38'56" E	282.72'
L8	S 81°53'48" E	194.58'

AREA = 1.785 ACRES±

NOTES

1. PROPERTY ADDRESS: OXFORD ROAD
EASTON, MD 21601
2. DEED REFERENCE: 3053/72
3. PLAT REFERENCE: 91/59

EXHIBIT SHOWING LANDS TO BE TRANSFERRED

FROM TALBOT COUNTY

TO THE TOWN OF EASTON

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR TOWN OF EASTON

DRAWN BY T.COCHRUN

SCALE 1" = 100'

DATE OCTOBER 2025

JOB NO.

RAUCH

inc.

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.9081

ORDINANCE NO. 862

AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE APPLICATION OF LOWE'S HOME CENTERS, LLC (FORMERLY LOWE'S HOME CENTERS, INC.) FOR A PLANNED UNIT DEVELOPMENT AMENDMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by the Land Use Article of the Maryland Annotated Code (the "Code") to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town is authorized by Section 4-201 *et seq.* of the Land Use Article of the Code to divide land within the municipal boundaries into zoning districts in a manner it deems best suited to execute the purposes of the Land Use Article; and

WHEREAS, Section 28-701 of the Easton Zoning Ordinance authorizes the Easton Town Council to approve, deny and amend Planned Unit Development ("PUD") zoning districts in order to encourage the development of land in certain areas of the Town according to a total development concept incorporating a detailed development plan; and

WHEREAS, Lowe's Home Centers, LLC (formerly Lowe's Home Centers, Inc.) submitted an application to amend an existing PUD as described in the Town Council's findings of fact supporting this Ordinance and shown in detail on the plan referenced and attached hereto as Exhibit "A" (the "PUD Plan"). The PUD Plan is attached hereto as Exhibit "A" and the Findings of Fact are attached hereto as Exhibit "B"; both are incorporated herein.

WHEREAS, the Easton Town Council held a duly noticed public hearing regarding

the PUD application and this Ordinance on July 20, 2026; and

WHEREAS, for the reasons expressed in the findings of fact of the Town Council, which are attached to this Ordinance as Exhibit “B”, the Town Council concludes that the request for the PUD should be granted.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The Findings of Fact attached hereto as Exhibit “B” are hereby incorporated into this Ordinance by reference.

Section 2. The application of Lowe’s Home Centers, LLC (formerly Lowe’s Home Centers, Inc.) to amend an existing PUD as depicted by Exhibit “A” and described by Exhibit “B” is hereby approved subject to the conditions set forth in Exhibit “B”.

Section 3. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

Section 4. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor’s veto.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

EXHIBIT "A"

The following materials is referred to as the "PUD Plan":

PUD Site Plan entitled "**LANDSCAPE & OSSD PLAN LOWES OF EASTON, MARYLAND**"
prepared by Freeland and Kauffman, Inc., originally dated March 24, 2026

COPIES ARE ON FILE AT THE TOWN OFFICE

TREES LIST				
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
24	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	1/2" CAL. (25 GAL) 6'H.T.	AS SHOWN
10	TAXUS X MEDIA 'HICKSI'	HICK'S YEW	5-6'H.T.	AS SHOWN

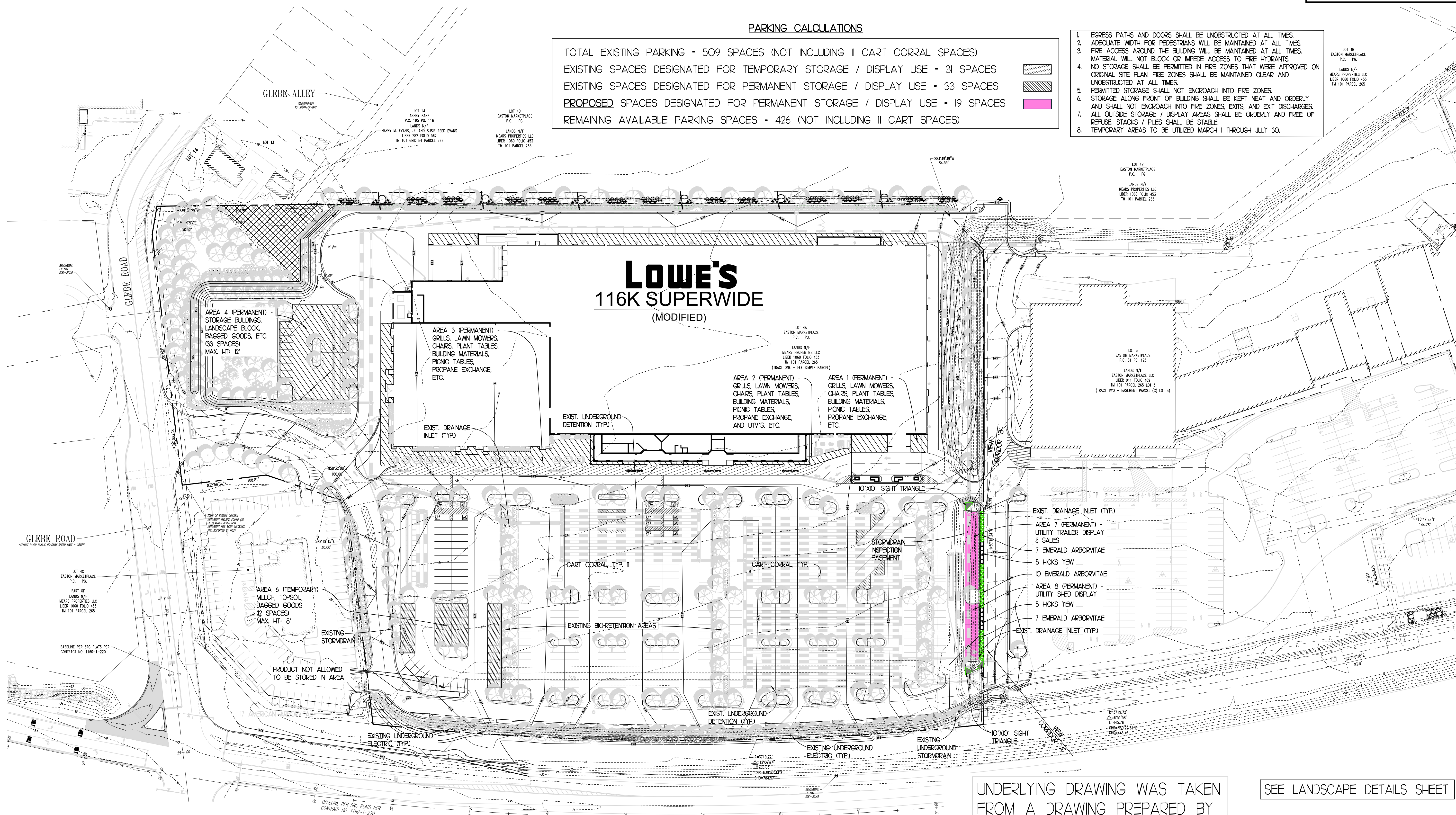
PARKING CALCULATIONS

TENANT	AREA SF.	REQUIRED RATIO	REQUIRED PARKING	PARKING STUDY RATIO	PARKING STUDY SPACES	PROVIDED RATIO	PROVIDED PARKING
LOWE'S	17069 SF	4 SPACES PER 1000 SF. GFA.	685	0.77 SPACES PER 1000 SF. GFA.	132	249 SPACE PER 1000 SF. GFA.	426

PARKING CALCULATIONS

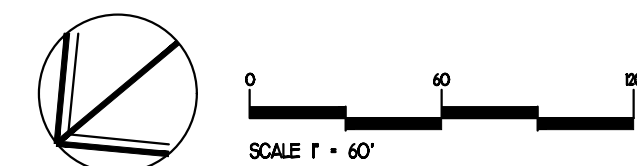
TOTAL EXISTING PARKING = 509 SPACES (NOT INCLUDING 11 CART CORRAL SPACES)
EXISTING SPACES DESIGNATED FOR TEMPORARY STORAGE / DISPLAY USE = 31 SPACES
EXISTING SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 33 SPACES
PROPOSED SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 19 SPACES
REMAINING AVAILABLE PARKING SPACES = 426 (NOT INCLUDING 11 CART SPACES)

1. EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
2. ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
3. FREE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES.
4. MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
5. NO STORAGE SHALL BE PERMITTED IN FIRE ZONES THAT WERE APPROVED ON ORIGINAL SITE PLAN. FIRE ZONES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
6. PERMITTED STORAGE SHALL NOT ENROACH INTO FIRE ZONES.
7. STORAGE ALONG FRONTS OF BUILDING SHALL BE KEPT NEAT AND ORDERLY.
8. STORAGE SHALL NOT ENROACH ON FIRE EXITS, ANS, OR EXT. DISCHARGES.
9. ALL OUTSIDE STORAGE / DISPLAY AREAS SHALL BE ORDERLY AND FREE OF REFUSE, STAKES / PILES SHALL BE STABLE.
10. TEMPORARY AREAS TO BE UTILIZED MARCH 1 THROUGH JULY 30.



UNDERLYING DRAWING WAS TAKEN
FROM A DRAWING PREPARED BY
BOHLER ENGINEERING, PC, REVISED
7/5/06, SIGNED BY A.J. VOLANTH.

SEE LANDSCAPE DETAILS SHEET

[illegible]

LANDSCAPE & OSDD PLAN
LAWES OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

ORIGINAL	
ISSUE DATE:	03/24/2026
PERMIT SET	
ISSUE DATE:	
CONSTRUCTION SET	
ISSUE DATE:	
DRAWING NUMBER:	

- LOWE'S STANDARD LANDSCAPING NOTES**
- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDED HARDWOOD BARK MULCH.
 - ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THRID. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601 ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
 - IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
 - PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTY PERIOD.
 - CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH, SNAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
 - EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLES/BED SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
 - EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWINGS. DO NOT OVEREXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
 - PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
 - LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
 - REMOVE ALL PLASTIC, PAPER, FIBER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCULING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
 - CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
 - FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
 - STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
 - ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREADED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES OF CNO OF THE TRUNKS OF TREES OR SHRUBS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTY DURING THE WARRANTY PERIOD.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

TOWN OF EASTON LANDSCAPE NOTES
(ZONING SECT. 28-1014.2 C 1-9)

C. All preliminary landscape plans shall include on the plan drawing, at a minimum, the following standard notes, modified to suit specific projects or conditions.

- Landscape installer shall verify the location of all underground utilities prior to commencing work. Installer shall insure that final grades have been established and the site is ready for landscape installation.
- Landscape installer shall maintain the landscape improvement areas in a clean condition, removing debris daily and at the completion of the installation.
- Installer shall layout all beds and position plants per the plans. Adjust as required for field conditions. Report significant adjustments to the Owner for approval prior to plant installation. All bed areas shall be sprayed with herbicide as needed to kill and/or remove all weed or grass vegetation.
- Except for tree spade installations, all tree pits shall be excavated to a depth so that the root ball will rest on solid soil at the proper height. Street trees planting pits shall be excavated and worked in a rectangular form with the small dimension twice the diameter of the root ball and the large dimension at least three times the diameter of the root ball. Open area tree pits shall be excavated to a minimum dimension of twice the rootball width. Trees planted on slopes or side swales shall be installed at a height relating to the uphill side of the pit, and mounded with soil around the lower side. All sides and bottom of tree planting pits shall be scarified or loosened to permit root growth. Excavated soils that have been previously undisturbed shall be loosened and utilized for backfill. Compacted soils that cannot be restored to a reasonable planting soil shall be removed and replaced with friable native soils from the region.
- All shrub planting pits, landscape beds and planting mass areas shall be worked

10-61

TOWN OF EASTON
ZONING ORDINANCE

2018 Edition
ARTICLE X

to a depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting areas shall be worked to 12" minimum outside the root ball.

- All landscape beds shall be "v" edged and mulched with minimum 3" double shredded hardwood bark mulch, or approved equal. Mulch to fence lines or back of curbs where appropriate to eliminate narrow grass areas. Avoid mulch piled against tree trunks, etc.
- All trees to be staked and guyed with hardwood stakes, minimum of two (2) - 5' long, or other approved guying system. Stakes shall be driven into stable soils. Provide wire guys with rubber protectant or other approved industry practice.
- Landscape Installer shall maintain all plant materials through the completion of the landscape installation, and then as required by the Owner.
- At the completion of the landscape installation (or by phased completion if provided for on the plan), the Owner, or his designated representative shall request an inspection by Town of Easton.

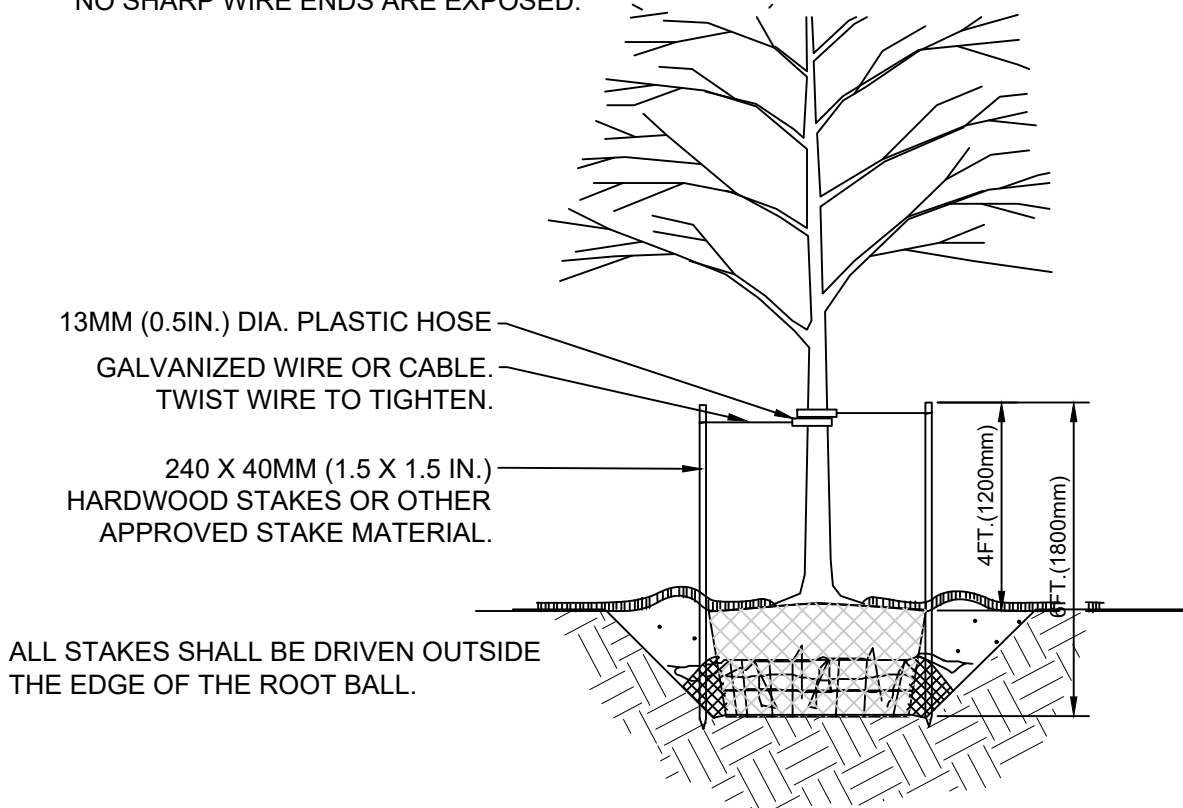
28 – 1014.3 MINIMUM PLANT MATERIAL SPECIFICATIONS

A. Plant Sources: All required plant material shall be obtained from reputable nursery stock growers or relocated from on-site or other sites via nursery standard plant handling and digging methods. The Town may reject plant material grown, handled or installed improperly.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

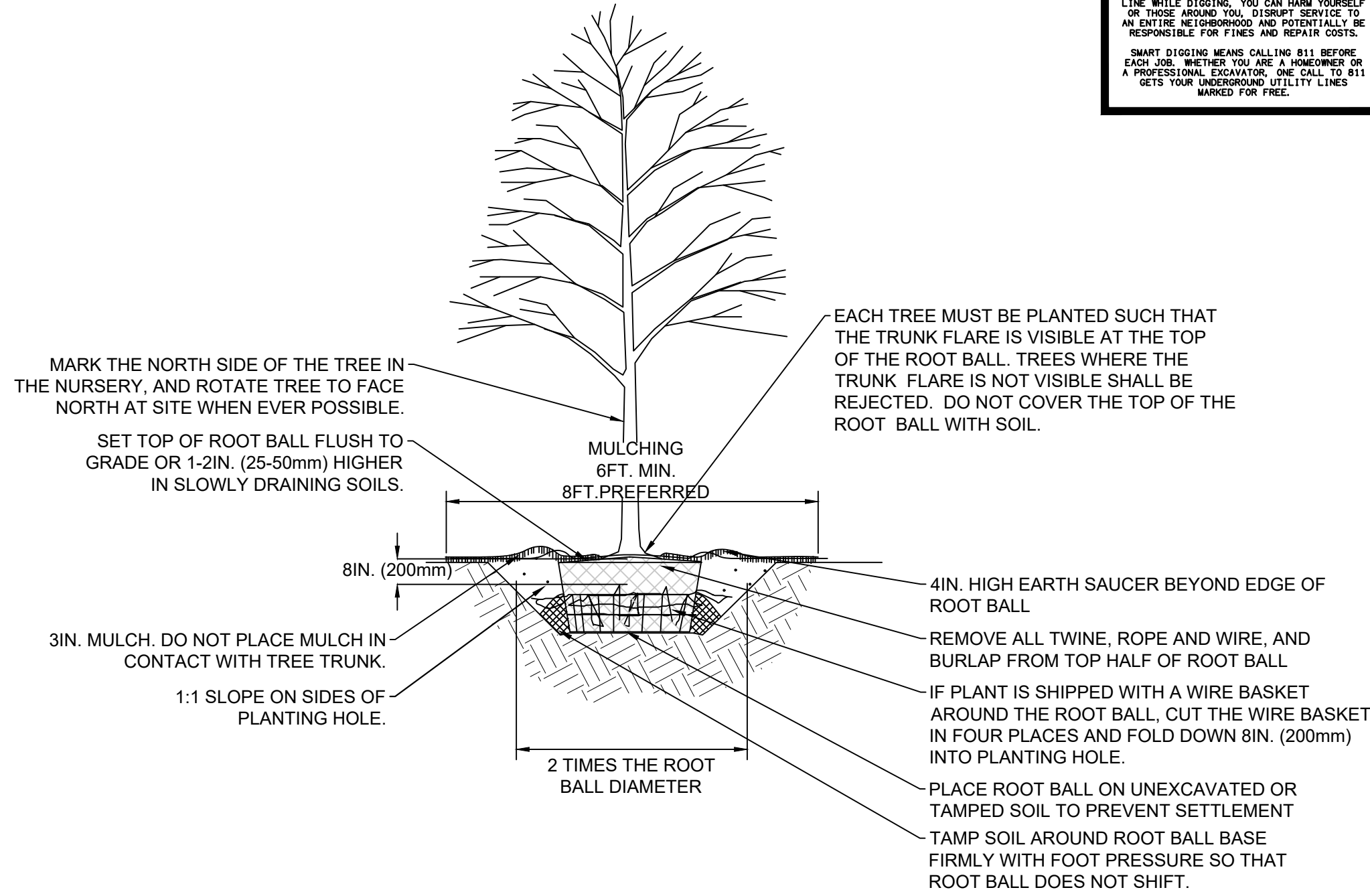
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



NOTES

- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY LOWE'S LANDSCAPE MAINTENANCE CONTRACTOR.
- TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
 - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
 - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
 - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
 - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
 - ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
 - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

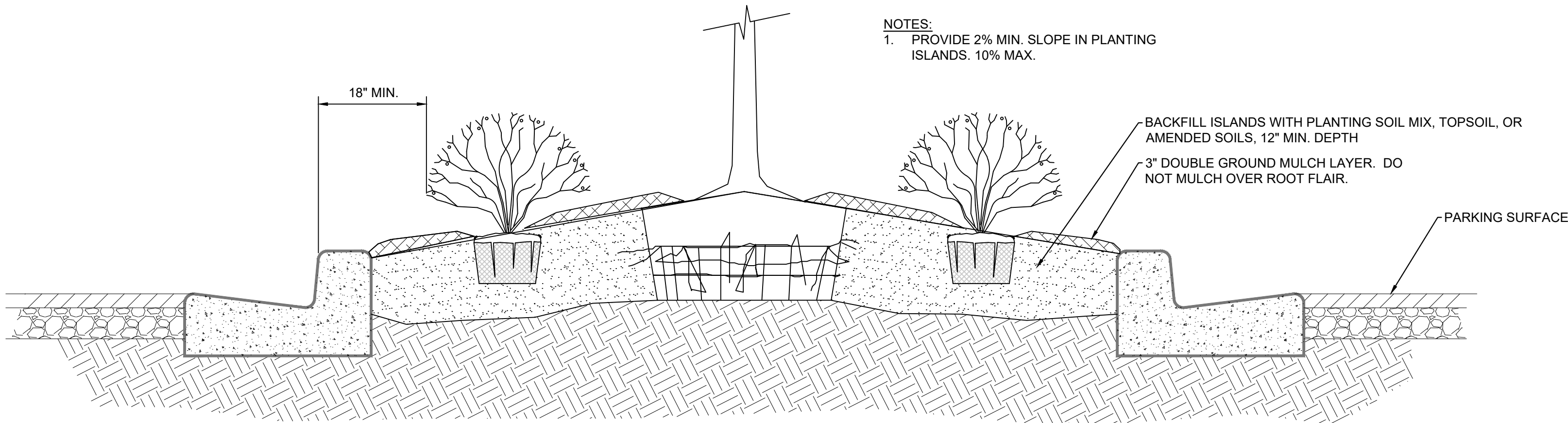
TREE STAKING DETAIL
TREES 3IN. CALIPER OR LESS



NOTES:

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
- BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

TREE PLANTING DETAIL
B&B TREES IN ALL SOIL TYPES



ISLAND PLANTING DETAIL

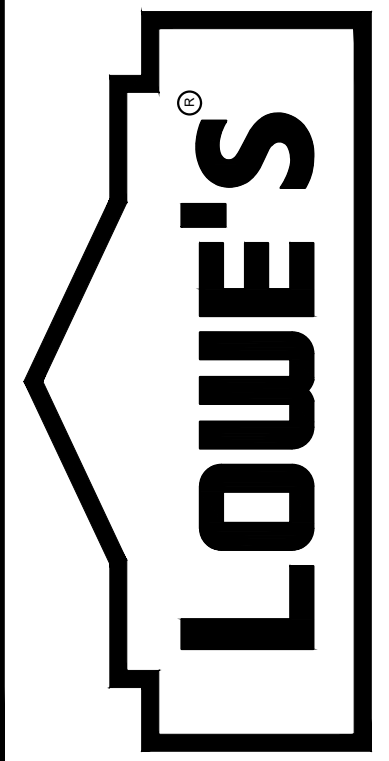


REVISIONS	
DATE	DESCRIPTION



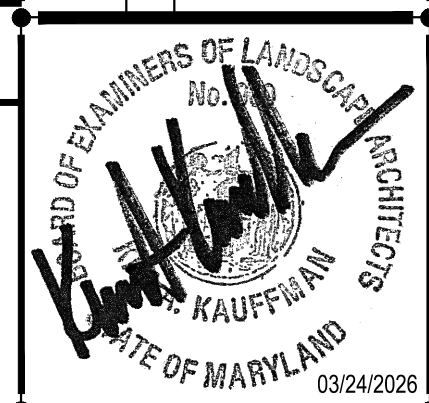
FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Shore Avenue
Greenville, South Carolina 29609
(864) 233-5497

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD,
MOORESVILLE, NC 28117
704.758.1000 (V)
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LANDSCAPE DETAILS
LOWE'S OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND
DRAWN BY: CRD
CHECKED BY: BTB

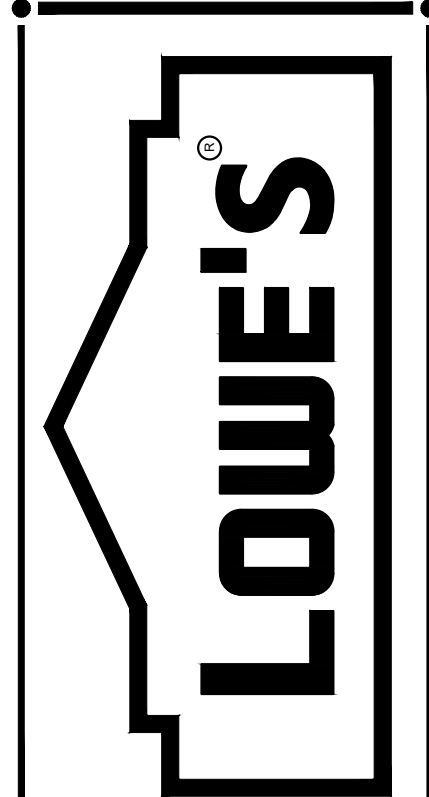
ORIGINAL ISSUE DATE:	03/24/2026
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

[illegible]

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VIEW CORRIDORS

LOWES OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

DRAWN BY: CRD

CHECKED BY: BJS

ORIGINAL ISSUE DATE:	03/24/2026
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

3

A photograph of a parking lot area. In the foreground, a row of young, conical evergreen trees is planted in a raised bed. To the right, a stop sign is mounted on a pole. In the background, several vehicles are parked, including a white van with "MARVEL" branding. The sky is overcast.

EXHIBIT “B” TO ORDINANCE NO. 862

IN THE MATTER OF : BEFORE THE
:
THE APPLICATION OF : EASTON TOWN COUNCIL
:
LOWE’S HOME CENTERS, LLC :
(formerly Lowe’s Home Centers, Inc.)

FINDINGS OF FACT

During a meeting of the Easton Town Council held on July 20, 2026, a public hearing was held on the application of Lowe’s Home Centers, LLC (formerly Lowe’s Home Centers, Inc.) (the “Applicant” and/or “Lowe’s”) to amend an existing planned unit development (“PUD”) in the Town of Easton to authorize an expanded outdoor area for the sales, storage, and display of sheds and utility trailers. The subject property is shown as Parcel 265 Lot 4A on Talbot County Tax Map 101 (the “Property”) which is known as 501 Glebe Road, Easton. The Property is owned by Lowe’s Home Centers, LLC (formerly Lowe’s Home Centers, Inc.).

A. The PUD Amendment Application and the Public Hearing.

The Property is 14.58 acres more or less. The Property is located on Glebe Road and the Easton Parkway. The Property is bounded on the south by the Easton Marketplace Shopping Center, on the east by the Ashby Commons residential development, on the north by the former Ruby Tuesday’s restaurant and on the west by the Easton Parkway. By Ordinance 487 adopted in 2005, a Planned Major Retail (“PMR”) zoning district was approved on the Property for an approximate 140,000 square foot home improvement store. Section 28-701.I of the Town Code provides that “[a]ll previously approved PMR (planned major retail) projects shall become PUDs and amendments to such projects shall follow the [PUD Amendment] process outlined above.” With this PUD amendment, the Applicant is seeking to expand the outdoor area for the sales, storage, and display of sheds and utility trailers. The Planning and Zoning Department determined that the proposed amendment was a material change to the original PUD approved. The application was reviewed by the Planning Commission at its April 16, 2026 meeting. The Planning Commission found the proposed PUD to be consistent with the Comprehensive Plan and unanimously recommended approval of the PUD to the Town Council with 4 proposed conditions. The Planning Commission also granted a parking waiver for 34 parking spaces contingent upon the Town Council approving the PUD Amendment. The Landscape & OSSD Plan are Exhibit “A” to the ordinance to which these findings relate (the “PUD Plan”). The details of the PUD and the Council’s reasons for supporting the PUD are set forth below.

Joseph A. Mayer, Town of Easton Plan Reviewer provided background information on the application. No members of the public spoke regarding the application. Following the close of the public hearing, during its regularly scheduled meeting on July 20, 2026, the Town Council developed a consensus concerning the application. The Council instructed the Town Attorney to prepare findings of fact reflecting these opinions and comments. In so doing, the Town Attorney has reviewed the evidence presented to the Council solely in the context of this application in order to set out the basis for the Council's decision.

B. Legal Background.

The Town of Easton Zoning Ordinance (the “Ordinance”), which is Chapter 28 of the Easton Town Code, establishes the Planned Unit Development (PUD) Zoning District for “carefully planned residential, mixed use and certain commercial developments at appropriate locations” in Easton.

The standards and regulations for PUD districts are found in Article VII of the Ordinance. Section 28-701.A of the Ordinance explains that the PUD regulations are intended:

. . . to allow all aspects of a PUD District to be subject to public review and control by the Town with specific provisions to be made on a case-by-case basis for adequate open space, architectural appearance, the height, bulk and location of buildings, required public facilities, and a variety of housing types, densities, and/or compatible commercial or industrial uses as a part of a detailed development plan.

Section 28-701 sets out various development standards and procedures and, finally, establishes the standards by which PUD applications are reviewed by the Town Council. Section 28-701.C sets forth the uses that are permitted in a PUD District. Specifically, Section 28-701.C(2) provides that in a PUD District, where the base zoning district is any “C” district, all permitted and special exception commercial and residential uses may be permitted. Section 28-701.G articulates eight specific development standards plus some additional developments standards that vary according to the type of PUD proposed.

The PUD application procedure is described by Section 28-701.H. Section 28-701.I provides that amendments to approved PUD applications that are deemed material changes shall follow the same procedure set forth in 28-701. Upon receipt of a written recommendation by the Planning and Zoning Commission, the Council shall conduct a public hearing on the application. The Council shall consider, but is not bound by, the recommendation of the Commission. The Ordinance establishes nine standards that must be met as precondition to granting an application. If the Council affirmatively finds that all preconditions have been met, the Council is then authorized but not required to grant the application. In making its decision, the Council:

“may consider, in addition to the factors outlined above [i.e., the criteria set out in Section 28-701.H(3)B], other factors it deems appropriate including but not limited to the degree to which the proposed development:

1. helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
2. promotes health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provisions for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population;
3. exemplifies good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
4. encourages the conservation of resources, including a reduction in resource consumption;
5. is located in a location suitable for its given existing and reasonably foreseeable development; and
6. encourages appropriate and sustainable economic growth.”

These six enumerated standards are paraphrases of the statement of intent of the Ordinance found in Section 28-103. In short, the Ordinance sets out a two-step decision-making process: first, the Council must determine whether or not an application satisfies certain minimum criteria and, if it does, then the Council considers whether to grant or deny the application based upon relevant factors including the degree to which the application satisfies the standards enunciated by the General Assembly as goals for land use planning in this State.

*C. Does the Proposed Development Meet the Minimum Criteria
Set Out in the Easton Zoning Ordinance for PUD Development?*

As required by Section 28-701.H(3)A of the Ordinance, the Town Council makes the following findings of fact with regard to the application:

1. The Town Council finds that the Property was properly posted and that adequate legal notice of the public hearing was published in the Easton Star-Democrat.
2. The Town Council finds that the proposed development conforms to applicable standards set forth in this Zoning Ordinance for planned unit developments. The

Town Council finds that the continued use of the site as a home improvement store is consistent with and permitted under the previously approved Ordinance 487. Additionally, the Town Council finds that the development standards set forth in Section 28-701.G of the Ordinance are satisfied as follows:

- (1) The land comprising the Property is in one ownership. Specifically, the Property is owned by Lowe's Home Centers, LLC (formerly Lowe's Home Centers, Inc.).
- (2) The Property is of a configuration suitable for the development proposed. The existing commercial site is 14.58 acres and is designed for functional efficiency and has direct access via Glebe Road and is connected to the adjacent Easton Marketplace Shopping Center.
- (3) Public water and sewer systems are available to the Property for service of the PUD.
- (4) The Property is adjacent to adequate transportation facilities capable of serving existing traffic and that is expected to be generated by the proposed development. The Property has two existing access points onto Town roads: from Glebe Road and through the Easton Marketplace Shopping Center to Marlboro Avenue.
- (5) The Applicant intends to begin construction of the development within three (3) years after final approval of the PUD.
- (6) Bulk standards (setback, lot size, lot coverage, and yard requirements), are hereby established as depicted to remain the same as the original PUD approval.
- (7) Off-street parking spaces are provided in compliance with Section 1001 of the Zoning Ordinance. Specifically, the Property currently has 509 parking spaces. These spaces are allocated as follows: 426 spaces are for customer parking, 31 spaces are designated for Seasonal Temporary Long-Term Storage, 33 spaces are for permanent outdoor storage and display, and an additional 19 spaces are proposed for the new permanent storage area that is the subject of this PUD Amendment. The minimum required parking spaces is 460 and the maximum is 689. The 426 parking spaces for customer parking is 34 spaces short of the requirement. The Planning Commission granted a parking waiver for 34 parking spaces contingent upon the Town Council's approval of the PUD Amendment. The parking study conducted by Lee Engineering supports the parking waiver granted by the Planning Commission.

- (8) More than 50% of the off-street parking area for the Property is located between the front façade and the primary abutting street. However, the parking lot orientation was approved by Ordinance 487 based upon site constraints, the existing pattern of existing developed uses and the proposed site design. The Council also found that the parking lot orientation was appropriate to keep the public activity buffered from the adjacent residential properties.
- (9) The PUD is considered PUD-General. As such, the minimum and maximum size, residential density, and minimum open space requirements for PUD-General are potentially applicable to the site. Specifically, the property is 14.58 acres which is above the minimum size of 5 acres. There is no maximum size for PUD-General. The residential density limitations are not applicable to this project. The proposed project does not satisfy the 30% common open space requirement with a proposed common open space of 20%, but by Ordinance 487, the Council found that the open space standard imposed an undue burden on the Applicant. The Applicant, or its successors in interest, will be responsible for the continued maintenance of the open space areas.

In summary, as is more specifically set forth above, the Town Council finds that the proposed PUD complies with applicable Development Standards in the Ordinance.

3. The Town Council finds that the proposed PUD amendment is more innovative than conventional development and will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The Town Council finds that the design and configuration of the proposed site improvements, together with the proximity to multiple use properties provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The existing development provides parking, landscaping, stormwater management, and forest conservation.

4. The Town Council concurs with the recommendation by the Planning Commission to approve the proposed PUD amendment.

5. On April 16, 2026, the Easton Planning and Zoning Commission voted unanimously to issue a favorable recommendation regarding the proposed PUD Amendment's consistency with the Town's 2010 Comprehensive Plan (the "Plan"). The Planning Commission's recommendation is reported by an April 27, 2026 letter to the Mayor and Town Council. Based upon the recommendation of the Planning Commission and information contained within the record, the Council finds that the proposed PUD amendment conforms to the Town's Comprehensive Plan.

The Plan is intended to serve as the guide for land use decisions of the Town and articulates many broad policy issues and objectives intended to apply on a town-scale. The original PUD was found to be consistent with the Plan. The Plan does not speak specifically to seasonal/temporary storage and permanent outdoor storage areas.

6. The proposed PUD, in conjunction with existing and reasonably anticipated development in the neighborhood surrounding the site for the proposed PUD, will not interfere with the adequate and orderly provision of public services to the area. Public utility systems already exist and serve the Property. Nothing proposed will interfere with the continued provisions for public services in the area.

7. The Town Council finds that the proposed PUD will not cause unacceptable traffic congestion or hazards either in or near the site for the proposed PUD development or elsewhere in the Town or Talbot County. The Property has two existing access points onto Town roads: Glebe Road and through the Easton Marketplace Shopping Center to Marlboro Avenue. The PUD Amendment will not significantly increase the traffic congestion to the existing site.

8. The record contains no indication that there are any features of ecological, historical, or cultural significance on the Property, and the Council so finds. The Property has previously been improved by stormwater management techniques and practices that comply with State and local regulations and that protect sensitive, downstream resources.

9. The Town Council finds that the proposed PUD is compatible with existing development in the surrounding neighborhood and with development reasonably anticipated to occur in the neighborhood in terms of size, scale, design, and appearance. The proposed site improvements are generally already in place pursuant to the original PUD approval. The PUD Amendment will not significantly change the development or its effect on the surrounding neighborhood. Additionally, the size, scale, location and configuration of the improvements appear generally compatible with other nearby structures.

10. The proposed PUD will not adversely affect the value of property in the neighborhood surrounding the site. The proposed site improvements are generally already in place pursuant to the original PUD approval. The PUD Amendment will not significantly change the development or its effect on property values in the neighborhood surrounding the site.

*D. Should the Town Council Exercise Its Legislative Discretion To
Grant The Application?*

The Council finds that the Applicant has met the minimum criteria for granting a PUD Amendment application. The Council has further concluded that it is appropriate for it to exercise its legislative discretion to grant the application.

The Council finds that the proposed PUD Amendment helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs and is located in a location suitable for its given existing and reasonably foreseeable development. Based on the foregoing, the Town Council finds approval of the PUD to be in the public interest, subject to the conditions set forth below.

E. Conditions.

The following conditions are binding on the Applicant and any successor developer(s) of the land located within this PUD district:

1. The Applicant shall complete the required plantings for the Seasonal/Long-Term Temporary Storage location as per the Planning Commission's approval of the August 20, 2025 Outdoor Sales & Display Plan (application 2025-1447).
2. The Applicant shall replace dead and/or diseased plantings in the previously approved Landscape Plan from the original PUD by December 31, 2026.

VOTING TO GRANT THE APPLICATION:

Maureen Curry

Robert Rankin

Dr. David Montgomery

Rev. Elmer Davis

Don Abbatiello, President