



Rio Vista Community Association, Inc.

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May 2, 2025

To: Talbot County Planning Commission Members

We submit these comments on item 4g, the Proposed STR Revisions to the Talbot County Code. Most of the proposed changes will provide more transparency to neighbors of short-term rentals. But we are very concerned that the revisions exclude the Town Residential District (TR) from proposed STR density limits.

Our Rio Vista community and the adjacent Bentley Hay community are located in the TR district. As you know, this zone is one of the more densely populated in the County. TR communities with public sewer (like Rio Vista) are subject to minimum setbacks of 25 feet front and rear, and 10 feet side. Permitted lot size is as small as 10,000 square feet and minimum lot width is 75 feet.

With houses spaced so closely together, TR residents are just as much affected by neighboring STRs as residents in the dense Village districts. They are much more affected than RC and RR district residents. It's simply discriminatory and unreasonable for the County to limit STR density in those districts but not in TR.

The Commission must also consider the negative impact of excluding the TR district on workforce housing. Rio Vista's 223 houses provide homes for many working Talbot residents -- educators, persons who work in tourism, medical and legal professionals, first responders, government employees, small business owners, and many others. Without density limitations, more properties could be turned into STRs and fewer homes will be available to house people whose jobs provide critical products and services in Talbot.

We urge the Commission to fix this exclusion of the TR district by amending the revisions to require that the TR District be included in Section 33.20.B.2.b(ii), so that no Class B STR permit is granted for any property within 500 feet of another STR.

Yours truly,

Jack Davis

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President – Rio Vista Community Association Board of Governors