

Public Information Meeting via Zoom:

Mattapany Rural Legacy Area - Proposed Expansion

St. Mary's County
Department of
Economic Development (DED)

August 26, 2021

Agenda:

- Welcome
Chris Kaselemis, Director of DED
- Rural Legacy Program and the proposed Mattapany Rural Legacy Area expansion
DED staff presentation
- RLA Process: Working with RC&D to Establish Easements
Caroline King, RC&D
- Questions and Answers
DED & RC&D will answer questions submitted during Zoom meeting via chat
 - If you have a property specific question, please include your tax account ID# in the box with your question so staff can pull up the parcel in the mapping system.

What is the Rural Legacy Program?

Maryland's Rural Legacy Program encourages local governments and land trusts to work with **willing landowners** to:

- preserve large, contiguous tracts of land;
- support a sustainable land base for natural resource-based industries; and
- enhance natural resource, agricultural, forestry and environmental protection.

The program invests in conserving:

- **working landscapes** which are critical to the County's economy, environment and quality of life, and
- the most **ecologically valuable properties** that most directly impact Chesapeake Bay and local waterway health.

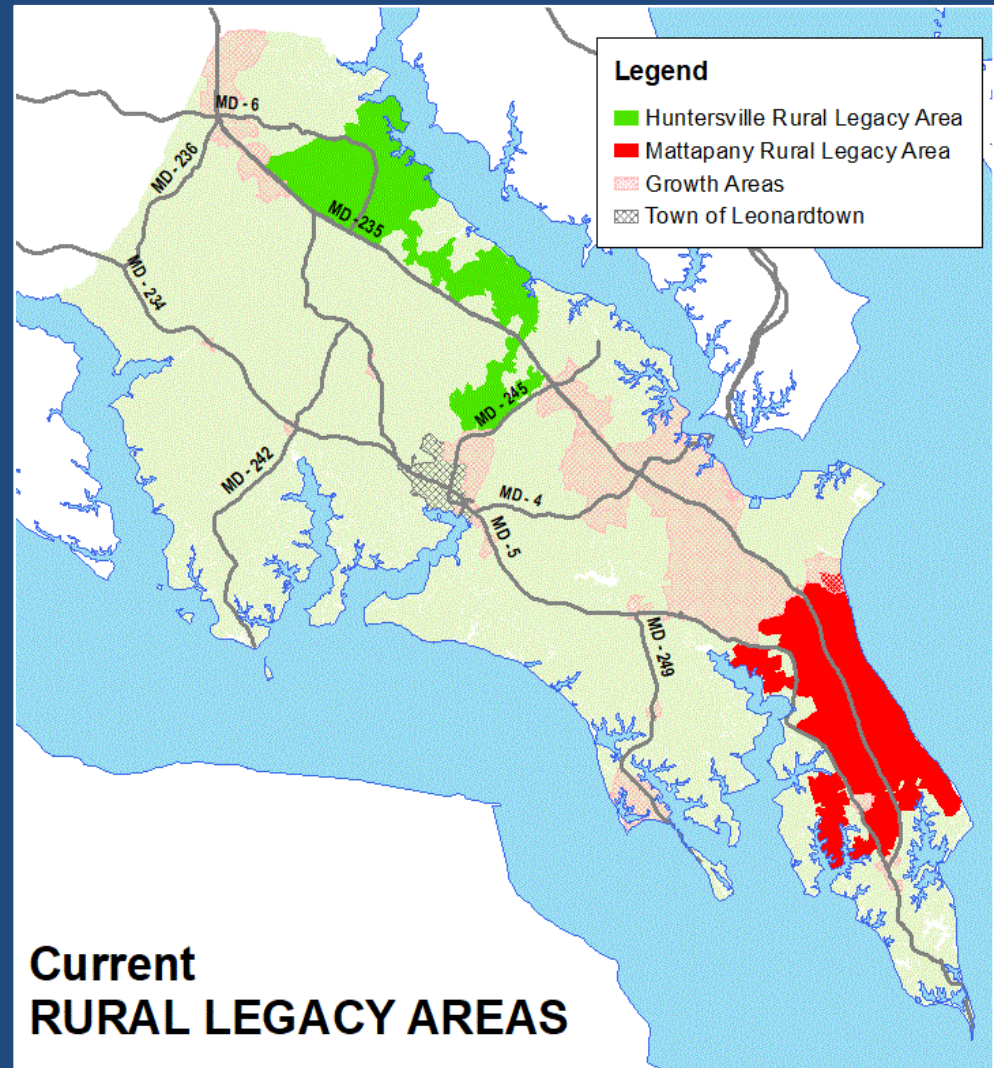
Currently designated Rural Legacy Areas

Huntersville: 14,863 ac.

- 3,482 acres protected in RL easements

Mattapany: 16,849 ac.

- 3,226 acres protected in RL easements



Department of Defense Readiness & Environmental Protection Integration (REPI)

- The Department of Defense (DoD)'s REPI Program provides funding used around the country to limit encroachment that can affect or restrict military training, testing, and operations. The REPI Program protects military missions by
 - Helping remove or avoid land-use conflicts near installations and addressing regulatory restrictions that inhibit military activities;
 - Paying up to 50% of the cost for easements, making land preservation efforts more affordable for the County.
- The REPI Program is administered by the Office of the Secretary of Defense (OSD); the Navy and local installations work with local governments and land trusts to carry out the program.

St. Mary's County's Rural Legacy Program

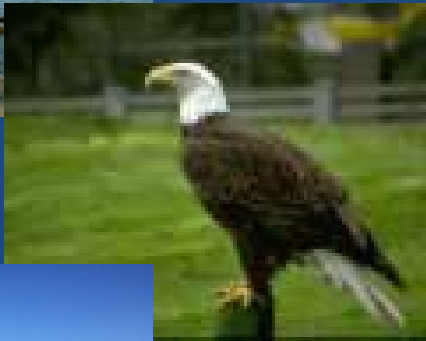
Local Partnership among:

- Local Land Trusts:
 - Southern Maryland Resource Conservation & Development Board, Inc. (RC&D)
works in Mattapany RLA
 - Patuxent Tidewater Land Trust (PTLT)
works in Huntersville RLA
- Funding agencies:
 - Maryland Department of Natural Resources (DNR)
 - Department of Defense Readiness and Environmental Protection Integration (REPI) Program
 - Commissioners of St. Mary's County
- Administrative and technical support
 - Department of Economic Development
- Landowners that volunteer to sell easements

Southern Maryland Resource Conservation and Development Board, Inc. (RC&D)

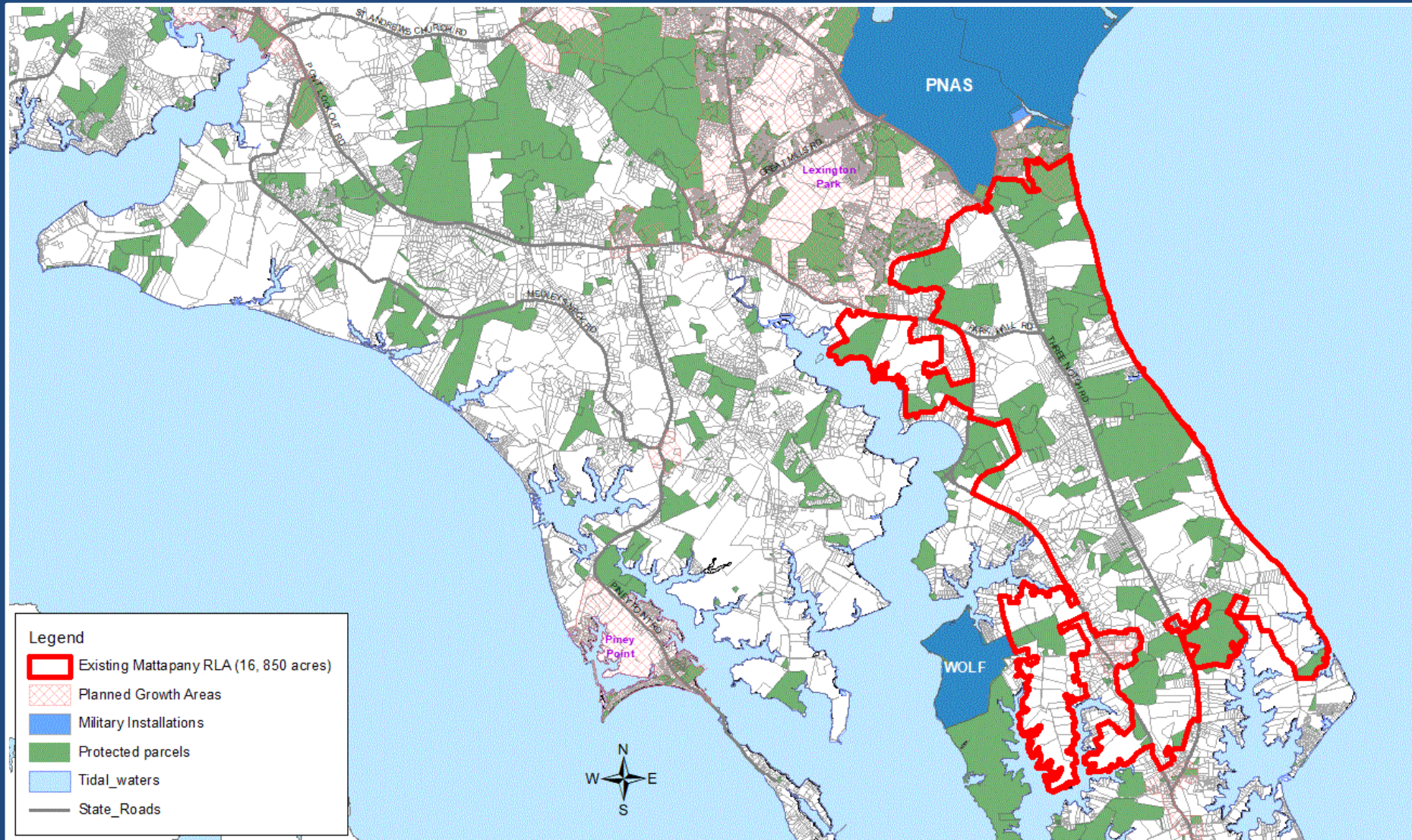
- Southern Maryland RC&D is a 501(c)(3) nonprofit and land trust working in the five counties of Southern MD, with its primary office located in Leonardtown
- **Mission** – Working in partnership with community groups and organizations, Southern Maryland RC&D Board, Inc. is dedicated to improving the quality of life in the region by enabling the people and promoting the wise use of our natural and economic resources.
- **RC&D land conservation activities:**
 - Sponsor for Mattapany RLA in St. Mary's County and Calvert Creeks RLA in Calvert County; also assists Charles County in Zekiah Watershed RLA
 - Acquires conservation easements, working with landowners, communities and funding organizations
 - Co-holds easements and monitors easement properties

Why was the Mattapany RLA established?

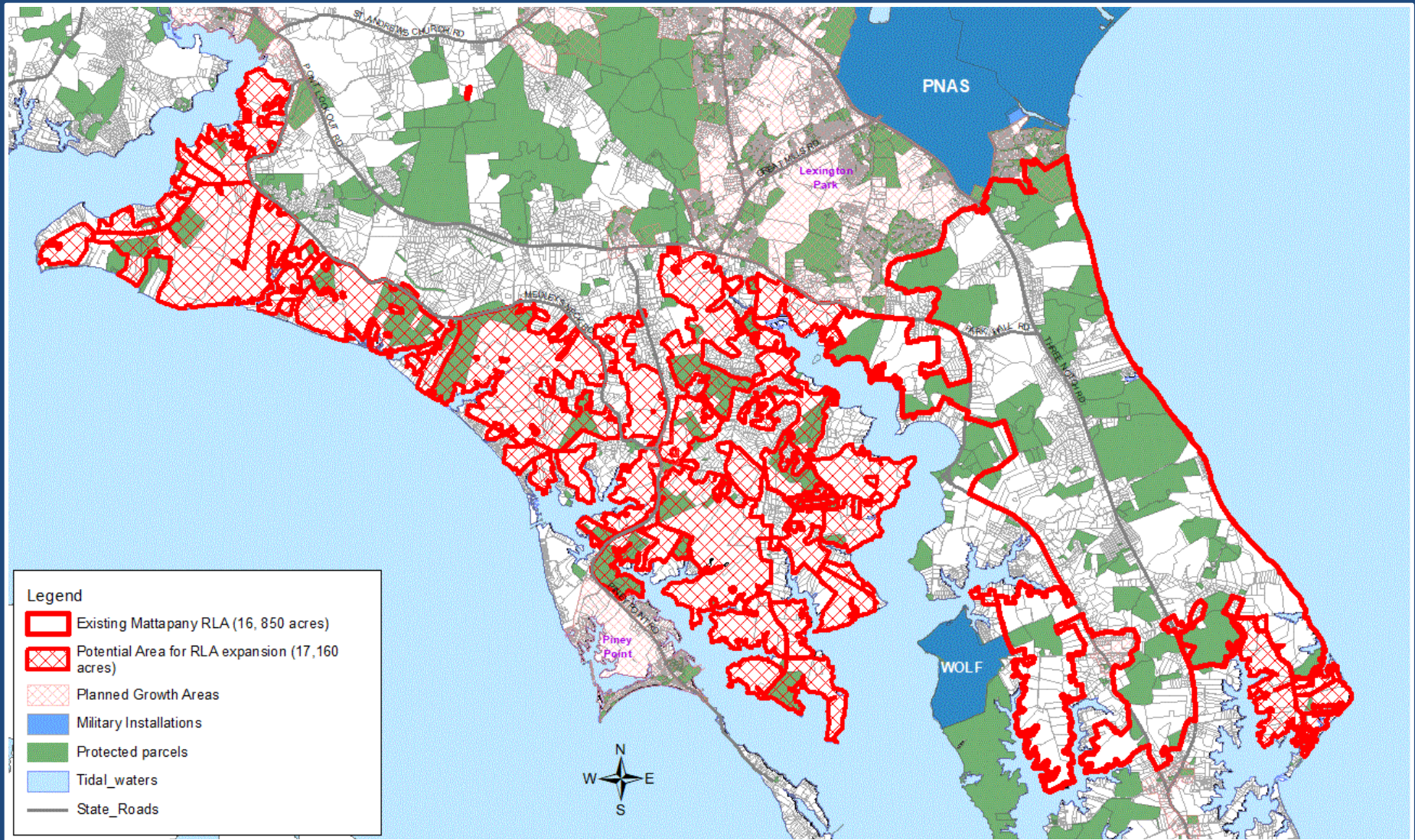


- To manage impacts of growth on the Chesapeake Bay and its tributaries (St. Mary's River & Potomac River)
- To protect water quality, MDNR identified "Green Infrastructure Hubs" and habitats of Endangered Species
- Landowner interest in protecting farm and forest lands and County goals for maintaining rural character and high quality of life for residents
- DOD desire to minimize conflicts between development and operations at NAS Patuxent River (PNAS) and at Webster Outlying Field (WOLF)

Current Mattapany Rural Legacy Area (MRLA)



Draft proposal for MRLA Expansion



Why is expansion of the Mattapan Rural Legacy Area proposed?

- Increased activity at Webster Field has led the DOD/Navy to seek added protection around the facility.
- County goals to maintain rural character in key areas with scenic value for tourism.
- Offset of some of the financial impact of Septic Bill (explained on the next slide) for owners of large parcels.
- More funding becomes available for land preservation.
- **Expanding Mattapan Rural Legacy Area offers more opportunity for owners of large parcels to participate in a land preservation program.**

The Sustainable Growth and Agricultural Preservation Act of 2012 (Septic Bill)

- Law, effective July 1, 2012, that limits growth in areas that do not have access to public water and sewer.
- Allows minor subdivisions only (no more than 7 lots) regardless of parcel size.
 - 500-acre parcel = 7 development rights
 - 35-acre parcel = 7 development rights

Is there a difference
between
being within a designated
Rural Legacy Area
and
establishing a
Rural Legacy Easement
on a parcel ?

Yes

What being in a designated Rural Legacy Area means for landowners

Rural Legacy Area designation make lands in the RLA *eligible* to participate in the program but ***does not require participation.***

- For parcels or lots larger than 15 acres
 - Can no longer use Transferrable Development Rights (TDRs) to exceed 1 dwelling per 5-acre density
 - Eligible to participate in Maryland Rural Legacy Program
- For parcels and lots larger than 6 and less than 15 acres
 - Can no longer use Transferrable Development Rights (TDRs) to exceed 1 dwelling per 5-acre density
 - If vacant and adjacent to other eligible parcels, these may become eligible to participate in Maryland Rural Legacy Program
- For parcels and lots of less than 6 acres
 - No change to current regulations

Placing land in a Rural Legacy Easement is **Voluntary.**

- Owners in a Rural Legacy Area must apply to the Land Trust to negotiate placement of an Easement on their land
- **Land must meet minimum criteria and funding must be available**
 - Land without the right to develop under current zoning is not eligible to participate in the program
- Once a Rural Legacy Easement is established, all current and future owners will be bound by the terms of the executed easement.
- The RL easement will not take away ownership or any right not expressly granted in the easement document accepted by the owner.
 - Will not restrict farming or forestry activities
 - Will not allow public access, unless landowner desires this

A Rural Legacy Easement will:

- Define terms for compensation
- Identify negotiated limits on total allowed dwellings and restrictions on future activities on the parcel
- Establish minimum conservation practices to manage and protect farm, forest and water resources
 - Woodlands generally may not be removed
- May impose light and height restrictions to protect military operations
- Grant the right of inspection to the co-holders of the easement (with notice to owner) to assure easement compliance
- ***Be forever***—the easement conditions will apply to both current and future owners

Compensation for Easement*

- Easement Value Formula per acre as of December 31, 2019 ranges from \$6,687 to \$3,490 per acre depending on whether the property:
 - Has tidal waterfront or not,
 - Has public road frontage or access is via a limited right-of-way
 - Is forested or has a mix of forest, farm and developed areas
- Landowners may offer easements in exchange for:
 - Payment for value of easement per formula
 - Income Tax Credit for value of easement donated to land trust
 - Some combination of payment and tax credit for donation
- Landowners may retain a limited right to create residential lots by deducting pre-set lot fees** from the easement value

* Funding partners determine if and how much money will be available in each Fiscal Year

**Lot fees vary by lot type and planned location

Process for RLA Expansion & seeking funds for Easements

- Public information presentation about Rural Legacy Program and the proposed Mattapany Rural Legacy Area expansion to affected landowners
- Refine the proposed boundaries based on public input
- Discussion of expansion and funding application before Commissioners of St. Mary's County (CSMC)
 - Obtain CSMC Letter of Support for the application
- RC&D application for expansion and funding due to Maryland Department of Natural Resources – February 2022
- State review and decision on FY2023 Rural Legacy Program expansion and funding – Fall 2022

Processing Easements

- If funded, RC&D initiates property ranking (with input from the Navy) and easement negotiations with landowners that have submitted a Voluntary Easement Agreement
- Landowner and RC&D sign Agreement of Sale (contract)
- Various surveys and studies of the property will be required (e.g. boundary survey, appraisal, environmental assessment), at no cost to the landowner
- RC&D submits all easement documentation to the funding organizations and must receive final approval before settlement
- RC&D coordinates settlement with the landowner
- This process can take 12-18 months

Questions & Answers

Please type your questions in
the chat box.

We will answer as many as possible,
will keep a record of questions &
will post answers to those we do
not get to before 8 pm.

Next steps for landowners

- For the link to view recording of this meeting at a later date, send a message to Sue.Veith@stmarysmd.com
- If you have questions after the meeting, you may email them to the same address for a reply or can request a telephone appointment.
- Include Owners Name and Tax Account ID# for each parcel of interest in your email.

View Expansion Area parcels in County Map service

Contact sue.veith@stmarysmd.com to request instructions for how to use the online mapping to look at parcels in the Expansion Area

St Marys County Full GIS Map

Ask a map question or report a data issue Add Data Template

Street, Address, TaxID

GIS Map Instructions

About

GIS Map Instructions

Disclaimer: Although continual efforts are made to correctly represent property boundaries, they are approximate and have no legal authority. Boundaries as shown should only be used for general planning and informational purposes. Anyone taking actions dependent on property boundaries should consult a licensed surveyor or land attorney.

Street, Address, or TaxID

The search bar lets you find an address, road, tax parcel, or town. For faster results, use the dropdown on the left to restrict the results to just one type of search.

- Use the Basemap switcher to switch between the map and imagery. Currently available are 23 different sets of imagery, as well as historic maps and a topographic layer.
- The measure tool allows you to measure distances as well as area in units of your choosing.
- The layer list shows all the map layers available to display. Check the left hand box to turn the layer on. If a layer is grayed out, you must zoom in farther for it to display. Click the three dots to the right of the layer for more options, such as controlling transparency or turning off pop-ups.
- The Legend lists the layers currently turned on and shows how they are symbolized on the map.
- Use the query tool to search our parcel layer by owner name or by map and parcel number.
- The Public Notification tool allows you to select a parcel or address and export a mailing list of the properties that surround it.
- Use the Select App State

<https://stmarysmd.maps.arcgis.com/apps/webappviewer/index.html?id=f0010a9a5db04695b37c39c033c33edb>

4mi

Move mouse to get coordinates

Point Lookout