

**Public Information Meeting:
Mattapany
Rural Legacy Area -
Proposed Expansion**

What is the Rural Legacy Program?

Maryland's Rural Legacy Program provides funding to:

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

The program encourages local governments and land trusts to work with landowners to protect vital working landscapes that are critical to our economy, environment and quality of life through easements.

Land conservation investments are targeted to protect the most ecologically valuable properties that most directly impact Chesapeake Bay and local waterway health.

What are the benefits?

- “ Landowner benefits
 - . Preserves prime farmland
 - . Keeps farmers farming
 - . Protects land for future generations
- “ Conservation benefits
 - . Water quality
 - . Habitat and species protection
- “ County benefits
 - . Preserves rural character
 - . Tourism
 - . Economic

St. Mary's County's Rural Legacy Program

Local Partnership among:

- “ Landowners
- “ Land Trusts
 - . Patuxent Tidewater Land Trust (PTLT)
 - . Southern Maryland Resource Conservation and Development (RC&D)
- “ Commissioners of St. Mary's County
 - . Department of Economic Development
 - . Department of Land Use and Growth Management
- “ Maryland Department of Natural Resources
- “ Naval Air Station (NAS) Patuxent River

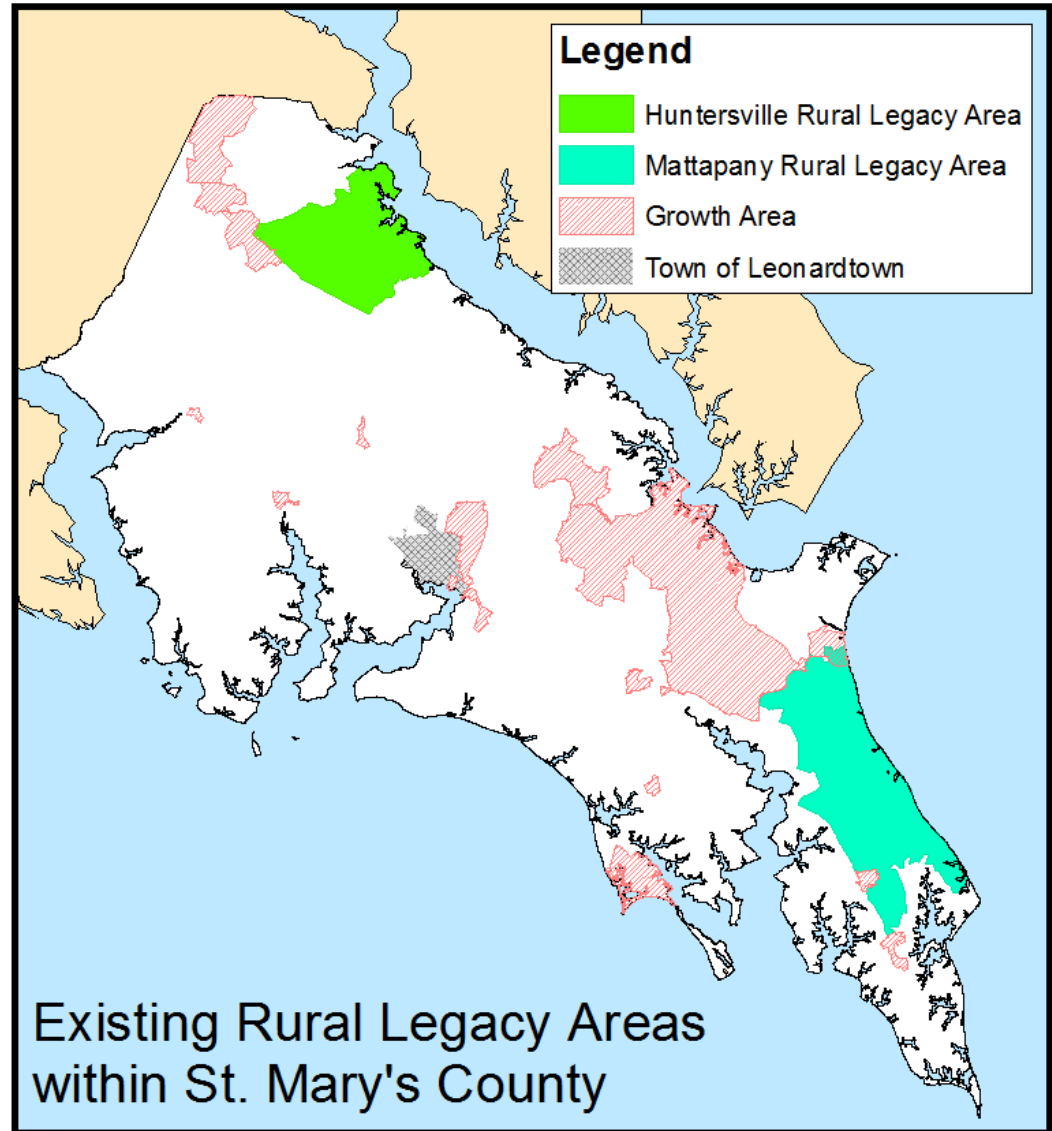
Currently designated Rural Legacy Areas

Huntersville

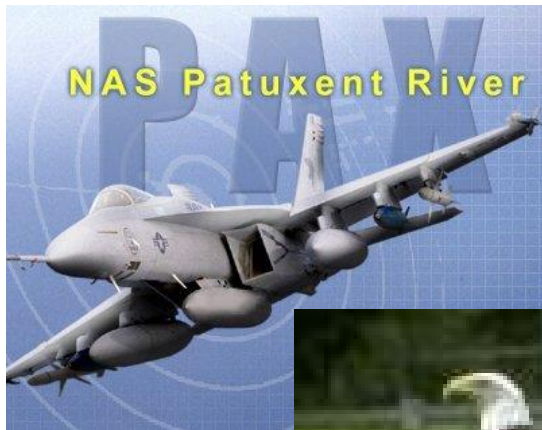
” 3,029 acres protected in RL easements

Mattapany

” 1,002 acres protected in RL easements



Why was the Mattapany RLA established?

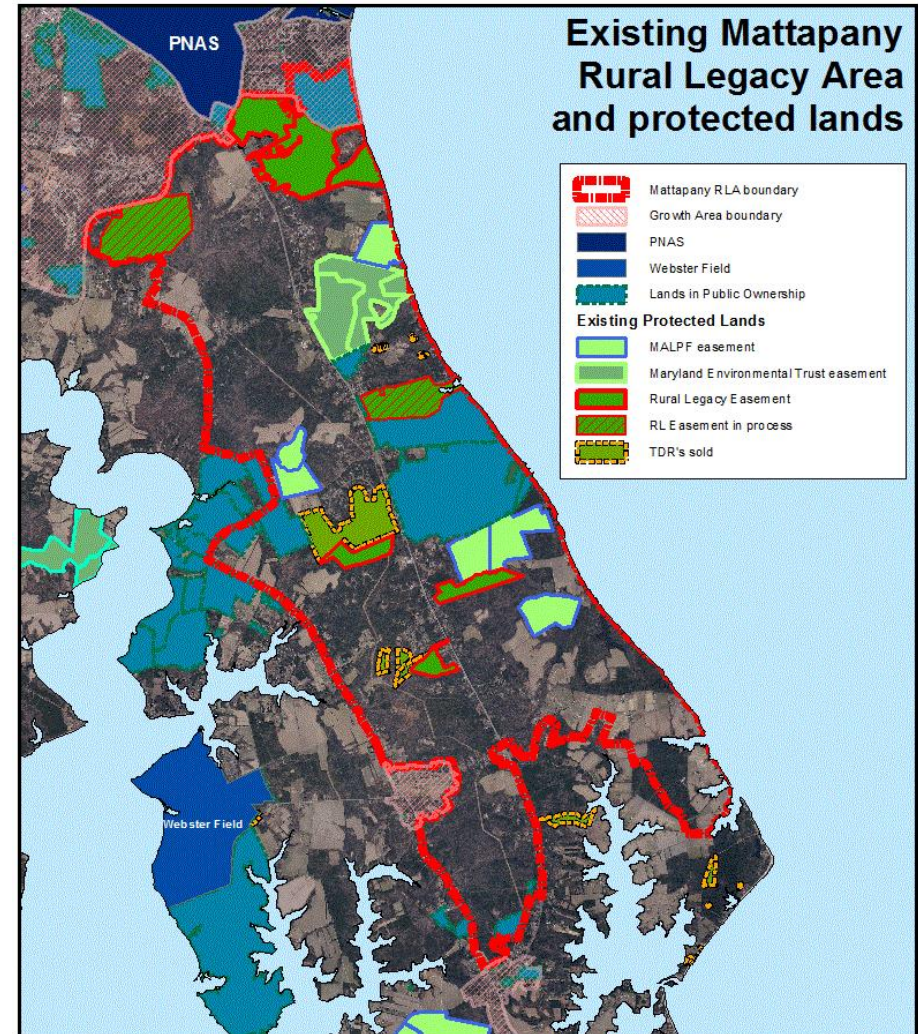


- “ Manage impacts of growth on the Chesapeake Bay and its tributaries (St. Mary’s River & Potomac River)
- “ Protect Water Quality, Green Infrastructure Hubs identified by Maryland DNR, Endangered Species
- “ Landowner interest in protecting agricultural and forest lands and maintain rural character
- “ Minimize conflicts between development and military operations at NAS Patuxent River facilities and Webster Field

Land Preservation Accomplishments

3,043* total acres preserved in the Mattapany RLA

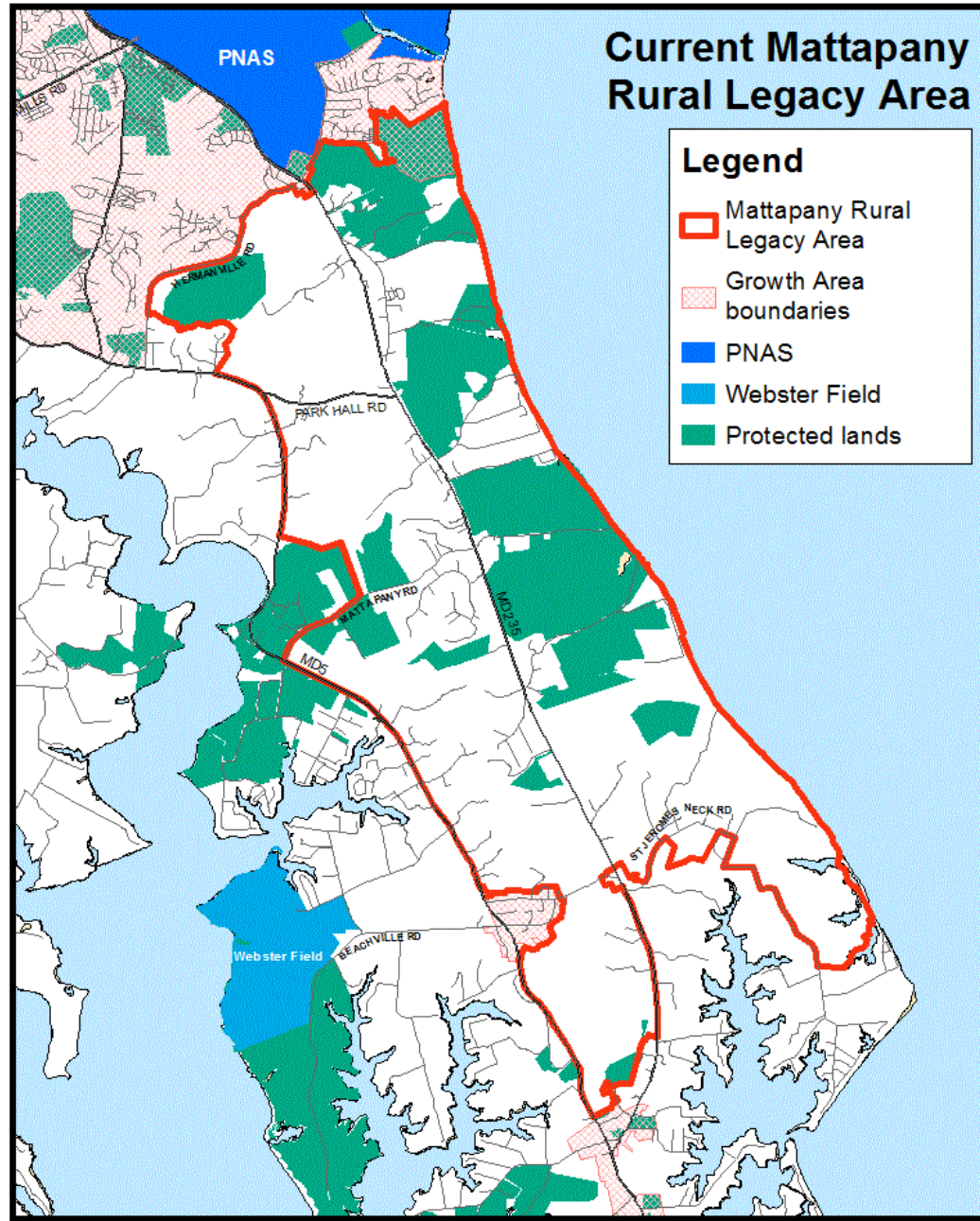
- “ Maryland Agriculture Land Preservation Foundation(MALPF) has **572 acres** in easements
- “ Maryland Environmental Trust has **395 acres** in easements
- “ Rural Legacy has:
 - **1,002 acres** in easements with
- “ Transferable Development Rights sold from **140 acres**
- “ Public Lands:
 - **1,020 acres** in Elms Beach Property
 - **106 acres** in designated Open Space

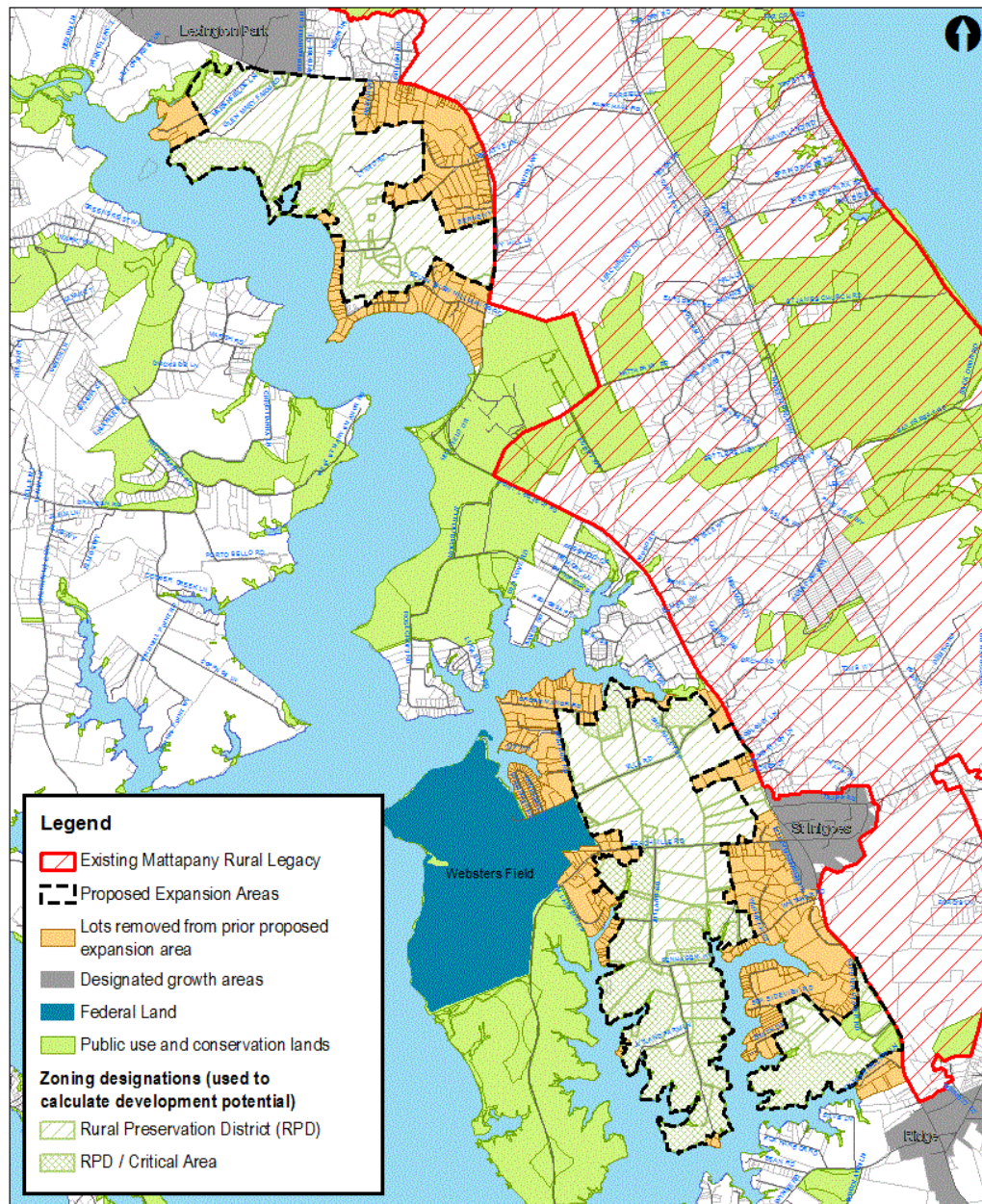


Why is expansion of the Mattapany RLA proposed?

- “ Offset of some of the financial impact of The Sustainable Growth and Agricultural Preservation Act of 2012 (Septic Bill) for owners of large parcels.
- “ Added protection for operations at NAS Patuxent River and Webster Field and ability to leverage DoD Readiness and Environmental Protection Integration (REPI) program funding.

Expanding Mattapany Rural Legacy Area offers more owners of large parcels in the expansion area the opportunity to participate in this land preservation program.





Mattapan Rural Legacy Area (RLA):
Boundaries of proposed expansion areas

Prepared by: SV for DED, July 2016

What does having land in a Rural Legacy Area mean for landowners?

- “ For parcels and lots of less than 6 acres
 - . No change to current regulations
- “ For parcels larger than 6 and less than 15 acres.
 - “ Can not use Transferrable Development Rights (TDRs) to exceed 1 dwelling per 5 acre density
- “ For parcels larger than 15 acres
 - . Opportunity to participate in Maryland Rural Legacy Program
 - . Additional funding for land preservation efforts
 - . Can not use Transferrable Development Rights (TDRs) to exceed 1 dwelling per 5 acre density
- “ Rural Legacy Area designation make lands in the area eligible for Rural Legacy easements.

Is there a difference between
having land located in a
Rural Legacy Area
and placing land in a
Rural Legacy Easement?

Yes

Placing land in a

Rural Legacy Easement is **Voluntary!**

- “ Owners must apply to place land in a RL Easement.
- “ **Land must meet minimum criteria and funding must be available.**
- “ Easement value based on a per acre formula.
- “ When a landowner applies for and accepts a Rural Legacy easement offer, they and all future owners will be bound by the terms of the executed RL easement.
- “ RL easement do not take away ownership or any right not expressly granted in the easement document accepted by the owner.

A Rural Legacy easement will:

- “ Reduce overall development on the parcel
- “ Require conservation practices to manage and protect farm, forest and water resources
- “ Grant the right for inspection with notice to assure easement compliance
- “ May impose light and height restrictions to protect military activities
- “ Define terms for compensation
- “ Allows continued farming and other activities
- “ Provides compensation
- “ **Be FOREVER**

Rural Legacy Program Process

August 2016 - Tonight's public meeting to discuss recommended Mattapany Rural Legacy Area expansion

October 2016 - Discussion of expansion and funding application before Commissioners of St. Mary's County

January 2017 – PTLT and/or RC&D will present their Request for Funding and Expansion to the Commissioners of St. Mary's County for a letter of support.

February 2017 – PTLT and/or RC&D submit Request for Funding and Expansion to Maryland Department of Natural Resources for consideration

July 2017 - State review and decision on Rural Legacy Program expansion and funding

- . If funded, PTLT and/or RC&D initiates property ranking and easement negotiation.

Questions & Answers

Backup Slides

Compensation for Easement*

- “ Easement Value Formula per acre** as of January 1, 2016
 - **acres associated with existing development are excluded from the calculation
 - . Waterfront = \$8,250
 - . Road Frontage = \$4,537
 - . Limited ROW = \$2,600
- “ 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

*Contingent upon funding availability

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.
- “ Examples:
 - 500 acre parcel = 7 development rights
 - 35 acre parcel = 7 development rights

Department of Defense Readiness and Environmental Protection Integration (REPI)

The Department of Defense (DoD)'s REPI Program is a funding program 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) and provides staff and legal support and coordinates with partner communities.