

THERE ARE BASICALLY TWO OPTIONS AVAILABLE FOR LAND PRESERVATION IN DRUM POINT.

OPTION #1 - OPEN / GREEN SPACE

Accomplishes Land Preservation by stripping the lot of its residential development status as "Grandfathered" by current zoning.

Mechanism:

- 1) Replat (i.e. file in the land records) against the lots of choice a statement of words to the effect.

"Replatted as non-buildable out lot - Not buildable until such time it meets Calvert County Planning & Zoning Ordinances and Final Approval by Calvert County Planning Commission"

- 2) Concurrently place an easement on the property allowing certain uses (e.g recreation, community wide utility).

What this does:

- Removes the lot's residential development status "Grandfathered" by current zoning (i.e. prevents construction of a dwelling, garage, sheds, use of land for to support septic for other houses, etc).
- **Provides tax relief** (as determined by the State Assessment Office - about 80% reduction)
- **DPPOA still owns the land**
- **Allows use of land for recreational purposes (i.e. park)** - assuming an easement allows.
- **Allows use of the land for a community wide utility system** - assuming an easement allows.
 - Sewer, water, gas, pump station, etc
 - Note - Plans for future utility use would have to be approved by the Calvert County Planning Commission to ensure it meets current code requirements; however that is currently required anyway even if the land is not put into open space.

What this does Not Do:

- Preserve Land in perpetuity -If future zoning changes reduce required minimum residential lot size then land could again be developed (however there is extremely low risk of this happening).
- Require a second party to administer the land preservation.
- **Qualify the land for Total Development Right money** (because Drum Point is currently not in the TDR program)

OPTION #2 - CONSERVATION EASEMENT

Accomplishes Land Preservation by use of a second party that controls an easement stating how the land can be used.

Mechanism:

- 1) Place a "Deed of Conservation Easement" against the property with the holder of the easements being one of the following:
 - Calvert County Board of Commissioners
 - Southern Calvert Land Trust *
 - Other* * If permitted by law and Calvert County Commissioners
- 2) Easement must define how land can be used (e.g. recreation, use for a community wide utility).

What this does:

- Preserves the land as permitted by holder of the easement (e.g. Land Trust); could be altered by co-party agreement.
- Increase probability that land is preserved in perpetuity (because the second party easement holder has to permit land uses).
- **Same as in bold print for Option #1**

What this does Not Do:

- **Same as in bold print for Option #1**