

Critical Area Findings for Lot Consolidation and Reconfiguration

A local jurisdiction may not approve a proposed parcel or lot consolidation or reconfiguration unless the local jurisdiction makes written findings that:

(1) The proposed consolidation or reconfiguration Will Will not result in a greater number of lots, parcels, or dwelling units in the Critical Area than the configuration in existence at the time of application would allow;

(2) In the limited development area or resource conservation area, the proposed consolidation or reconfiguration:

(a) Will Will not result in greater lot coverage than development activities within the configuration in existence at the time of application would allow; and

(b) Will Will not result in greater impact to a steep slope than development activities within the lot configuration in existence at the time of application would allow, if that steep slope is located outside the Buffer or expanded Buffer;

(3) The proposed consolidation or reconfiguration Will Will not :

(a) Create an additional riparian parcel or lot, waterfront lot, or any other parcel or lot deeded with water access; or

(b) Intensify or increase impacts associated with riparian access;

(4) The proposed consolidation or reconfiguration Will Will not create:

(a) A parcel, lot, or portion of a parcel or lot that will serve development activities outside the Critical Area; or

(b) A resource conservation area parcel or lot that will serve development activities in the intensely developed area or limited development area;

(5) The proposed consolidation or reconfiguration identifies each habitat protection area on site, and, if the proposal impacts a habitat protection area, the proposed protective and restoration measures Will Will not provide for the least possible adverse impact;

(6) The proposed consolidation or reconfiguration:

(a) Will Will not result in a greater impact to a habitat protection area than the impact that would result from development activities within the configuration in existence at the time of application; and

(b) Will Will not minimize adverse impacts to the habitat protection area;

(7) The proposed consolidation or reconfiguration Will Will not provide:

(a) Stormwater management for all proposed development activities; and

(b) Benefits to fish, wildlife, and plant habitat that are clearly identified; and

(8) The proposed consolidation or reconfiguration Will Will not fully comply with the afforestation and reforestation requirements in COMAR 27.01.05 and 27.01.09, unless clearing is necessary to avoid a habitat protection area.

Final written decision given this _____ Day of _____
by _____, Land Use Planner for Queen Anne's County
Department of Land Use, Growth Management and Environment.