

Office of the County Auditor
Auditor's Analysis

Council Bill No. 66-2021

Introduced: September 8, 2021

Auditor: Michael A. Martin

Fiscal Impact:

The fiscal impact of this legislation cannot be determined at this time. It is unclear how many properties which could potentially lose their exemption will be impacted in the future.

The Department of Planning and Zoning (DPZ) confirmed that properties currently receiving the exemptions proposed for removal may lose their status from the Forest Conservation Act. If this happens, these properties may be required to complete a Forest Conservation Review. Any costs of this review should be covered by the fee review revenues.

Purpose:

This legislation removes two exemptions from the Forest Conservation Plan requirements for certain Planned Unit Developments and Planned Business Parks under Section 16.1202(b). The exemptions being removed apply to:

- Section 16.1202(b)(1)(ii): A Planned Unit Development which has preliminary development plan approval and 50 percent or more of the land is recorded and substantially developed before December 31, 1992. If new land area is added to the planned unit development, that new land area is subject to this subtitle
- Section 16.1202(b)(1)(iii): A planned business park of at least 75 acres which has preliminary plan approval before December 31, 1992, and which meets the intent of this subtitle by retaining forest in high-priority locations (floodplains, wetlands, wetland and stream buffers, steep slopes, and/or wildlife corridors/green infrastructure network)

Other Comments:

Our Office has reached out to the Office of Law for more specific guidance on whether those properties using the exemptions proposed for removal would maintain or lose their exemption status if this legislation were to pass.

Attachment A provides a list of all Planned Unit Developments and Business Parks (provided by the DPZ) which may lose their exemption status as a result of this bill.

Attachment A

The table below shows a list of all Planned Unit Developments or Business Parks which are currently exempt from the Forest Conservation Plan requirements that are potentially affected by Section 16.1202(b)(1)(ii) and Section 16.1202(b)(1)(iii).

PROJECT NAME	PROJECT NO. (GIS INTERACTIVE MAP)
Columbia Corporate Park/Sieling Industrial Park	P-87-043
Columbia Gateway	P-86-022
EGU - Guilford Industrial Park	N/A
Meadowridge Business Park	N/A
Rivers Corporate Park	P-82-002, P-82-030, P-84-005
Benson East	S-93-005
Village of Harpers Choice	S-81-009, S-89-011, S-88-101, P-79-033
Village of River Hill	N/A
Village of Hickory Ridge	S-86-089, S-86-007, P-84-024, P-85-001, P-86-018, P-86-014, P-87-019, P-83-010, P-84-002, P-84-008, P-85-017, P-86-014, P-86-052, P-83-018, P-85-008, P-85-003
Village of Long Reach	P-87-083, P-80-016, P-87-060, P-84-032
Town Center	N/A
Village of Dorsey's Search	P-85-015, S-87-090, S-86-061, S-86-062, S-86-063, S-86-033, S-86-074, S-87-060, S-86-063
Village of Kings Contrivance	S-82-004, P-81-013, P-82-031, P-86-063, P-83-027, P-85-010, P-80-019, P-81-011, P-86-029, P-80-003, P-81-008
Village of Owen Brown	P-86-048, S-85-034, S-84-038
Village of Wilde Lake	S-86-018
Turf Valley	S-86-013

The table above was provided to our Office by the DPZ on September 7, 2021.