

~~POWER AND PROVIDE THE BOARD WITH THE PROPER FUNDING TO PURCHASE FARMS WITHIN THE DESIGNATED AGRICULTURAL AREAS FOR THE PURPOSE OF MAINTAINING THE DESIGNATED AGRICULTURAL AREA. IF SUCCESSFUL IN PURCHASING THE FARM, THE BOARD SHALL SELL THE DEVELOPMENT RIGHTS TO A PERSON OWNING LAND IN A TRANSFER ZONE OR TO THE DEVELOPMENT RIGHTS BANK. THE BOARD SHALL THEN SELL THE FARM. ALL AGRICULTURAL LANDS IN CALVERT COUNTY SHALL BE ASSESSED UNIFORMLY FOR TAX PURPOSES WHETHER SUCH LAND IS INCLUDED WITHIN AN AGRICULTURAL LAND PRESERVATION PROGRAM OR NOT.~~

275.

(A) LOCAL ORDINANCES INCONSISTENT WITH NORMAL EFFICIENT AGRICULTURAL OR FORESTRY PRACTICES MAY NOT BE ENACTED OR ENFORCED IN THE AGRICULTURAL PRESERVATION DISTRICT.

(B) WITHIN AN AGRICULTURAL PRESERVATION DISTRICT, THE RIGHT OF EMINENT DOMAIN IS LIMITED TO THOSE RARE INSTANCES WHERE NO OTHER VIABLE ALTERNATIVE EXISTS.

(C) WITHIN AN AGRICULTURAL PRESERVATION DISTRICT, SPECIAL ASSESSMENTS MAY NOT BE PERMITTED FOR THE SUPPORT OF ANY PUBLIC SERVICE INCLUDING WATER AND SEWER SERVICE.

~~(D) THE BOARD SHALL RECOMMEND FOR ADOPTION BY THE COUNTY COMMISSIONERS RULES, REGULATIONS AND GUIDELINES TO IMPLEMENT THIS PROGRAM.~~

276.

(A) (1) THE AGRICULTURAL PRESERVATION ADVISORY BOARD SHALL DESIGNATE CERTAIN PORTIONS OF THE COUNTY AS HAVING THE GREATEST POTENTIAL FOR MAINTAINING A VIABLE LEVEL OF AGRICULTURAL OR FOREST PRODUCTION. THE CRITERIA THE BOARD USES SHALL INCLUDE, BUT NOT BE LIMITED TO:

I. PRESENT LAND USE

II. PERCENT OF CROPLAND

III. SUITABILITY OF THE SOIL

IV. AMOUNT OF CONTIGUOUS FARM LAND

(2) THE AREA SPECIFIED IN SECTION 276 (A) (1) SHALL BE CALLED THE "DESIGNATED AGRICULTURAL AREA". WOODED PARCELS MAY BE INCLUDED IN THE DESIGNATED AGRICULTURAL AREA.

(3) ANY PERSON WHO OWNS LAND WITHIN A DESIGNATED AGRICULTURAL AREA IS NOT REQUIRED TO JOIN AN AGRICULTURAL PRESERVATION DISTRICT. THE PROGRAM IS ENTIRELY VOLUNTARY.

277.