

[(i)] (J) "Transfer zone" means [the] AN area in Calvert County designated by the county commissioners as an area where development rights may be used to increase the density of residential use.

[(j)] "Development option agreement" means a recorded instrument which sets forth the provisions of the conveyance of the development options. The format and minimum contents shall be established by the county commissioners.]

12-102.

(d) The board shall accept and approve or reject all applications, promulgate regulations, and develop procedures for the formation of agricultural preservation districts and designated agricultural areas subject to the provisions of this subtitle. The regulations shall include the following:

(3) [The minimum requirement to form an agricultural preservation district is 300 acres of contiguous land or 500 acres of noncontiguous land. However, after the formation of an agricultural preservation district, the board shall accept all applications of 10 or more acres during the open enrollment period and shall expand that district accordingly.]

(4) An agricultural preservation district shall remain in [force] EFFECT for a minimum of [8] 5 years. [Members of the district who have not conveyed any development options may withdraw their land by giving the board a 1-year notice, providing the parcel to be withdrawn has been in the district a minimum of 8 years. In the event of withdrawals from an agricultural preservation district, the remaining property owners may retain the district regardless of acreage.] SUBJECT TO § 12-108(B) OF THIS SUBTITLE, AN OWNER OF A PARCEL OF LAND ENROLLED IN AN AGRICULTURAL PRESERVATION DISTRICT MAY WITHDRAW THE LAND AFTER 5 YEARS IN THE PROGRAM BY GIVING THE BOARD A 1-YEAR NOTICE OF THE INTENT TO WITHDRAW.

[(5)] (4) The board shall promote an open enrollment program annually to attract new landowners to join existing or new agricultural preservation districts.

12-105.

(a) The [board of] county commissioners shall designate certain portions of the county, not in a designated agricultural [preservation] area, as [a] transfer [zone] ZONES. The [board of] county commissioners shall consider the recommendations from the planning commission of Calvert County PRIOR TO DESIGNATING A TRANSFER ZONE.

12-106.

(a) One development option per acre of land is allocated within an agricultural preservation district.

(b) Fire development options shall be subtracted for each residence located on a parcel in an agricultural preservation district.