



# **Coordinated Review Process for Local Government Projects**

# Overview



Local Government Projects Defined

Projects of Local Significance

Consistency Reports

Commission Review

Major Development Projects

Conditional Approval Projects

# Local Government Projects

## What Are They?

COMAR 27.02.02 thru 27.02.04



- Development or land-disturbing activities:
  - Sponsored by a County or Town; and
  - Proposed on County- or Town-owned land or on private land.
- Requires review for compliance with local Critical Area regulations.



# Local Government Projects



Type of review depends on scope of project:

No land disturbance/  
only impacts existing  
structures

- No review by Critical Area Commission required

Minor Land Disturbance  
(Projects of Local  
Significance)

- Submit **Consistency Report** (along with applicable plans) for staff-level review

Major Land Disturbance

- Submit plans per **Local Project Checklist** for full Commission review and vote; or
- Submit request for **Conditional Approval** for full Commission review and vote

# Projects of Local Significance

COMAR 27.02.02



- Minor in scale.
- Environmental impacts confined to parcel or immediate area.
- Is consistent with Critical Area Program per COMAR 27.01.
- Does not meet definition of “major development.”
- Staff-level review (Consistency Report).



# Consistency Report

COMAR 27.02.03



- Reviewed at Staff level
- [Consistency Report for Local Government Projects](#)
  - Project description
  - Project plans
  - Stormwater calculations (if applicable)
  - Mitigation Plan





# Projects of Local Significance

## Examples



- Streetscape projects
- Replacement/upgrade of underground utilities
- Construction of recreational amenities (boat ramp, trails, soccer field)



# Commission Review



## Major Development

Development that is consistent with the County's Critical Area Program but will result in substantial impacts.



## Conditional Approval

Development that is not consistent with the County's Critical Area Program.



# Major Development & Conditional Approval Projects Submittal Requirements



[Local Project Checklist](#) on CAC website:

- Local Project Submittal Instructions and Application Checklist



# Public Notice Requirements

COMAR 27.03.01.03



- Only for projects that go to Commission for a vote
- Newspaper
  - Local paper for one day
- Onsite posting
  - At least 30x40 inches
  - Posted no later than the date of newspaper posting
- At least 14 days for comments
- Evidence of each posting must be provided to Commission



# Major Development Projects

COMAR 27.02.04



- Larger in scale or scope.
- State-wide, regional, or inter-jurisdictional impacts.
- Environmental or economic effects within Critical Area.
- Substantial impacts on County's Critical Area program.
- Is consistent with Critical Area Program but must come before full Commission for vote.



# Major Development Projects

## Examples



- Hospitals
- Public housing
- Airports
- Prisons
- Wastewater treatment plants
- Power plants and major utility
- Highways
- Public beaches
- Intensely developed park and recreation facilities





# Conditional Approval

COMAR 27.02.06



- Development that cannot comply with the local Program.
- Similar to a “variance process” for local governments.
- Review by full Commission.
- [Conditional Approval form](#)
- Sponsoring agency must address specific project characteristics.
- Sponsoring agency must show project is otherwise compliant.
- Project must include mitigation measures.



# Conditional Approval Mitigation

COMAR 27.02.06



- Shall be in **addition** to general requirements
- Benefits should be related to the Critical Area Program
- If applicable, off-site mitigation should occur close to project site and in Critical Area
- Implementation should be tied to the project itself
- Can be creative!



# Conditional Approval Examples





# Local Government Projects

## Summary



- Many local projects can be reviewed through the consistency report process.
- Major development and conditional approval projects require full Commission review/approval.
- The Commission review process is comprehensive, requires interagency coordination, public notice, and property posting.
- Early coordination with Commission staff is key!



# Forms For Local Government Projects



Forms and publications can be found on our website:

<https://dnr.maryland.gov/criticalarea/Pages/forms.aspx>

- [Consistency Report for Local Government Projects](#)
- [Local Project Checklist](#)
- [Conditional Approval form](#)

# Any Questions?

