



St. Mary's County Department of Land Use and Growth Management
 23150 Leonardhall Drive, Leonardtown, Maryland 20650
 Phone 301-475-4200 ext. *1500
**FEE IN LIEU OF TRANSFERABLE DEVELOPMENT RIGHTS
 AGREEMENT**



This Fee In Lieu of Transferable Development Rights Agreement, dated November 3 2021, is between the Commissioners of Saint Mary's County and Charles Mattingly Jr. (the "Applicant"). In reference to the project (the "Project") below:

Project No: 19-0535/21/0192 Name: 7 Points AgroCultivation

Deed Reference 105496/00007

Election District: 7 Tax Map: 47 Grid: 1 Parcel: 347

Property Owner: Charles Mattingly Jr.

Address: 21420 Abell Rd, Abell MD 20602

A. 4 # of equivalent TDR's required

B. \$5,400 (Fee in lieu set by CSMC 7/31/21)

C. \$ 21,600 Total Paid (A x B)

This Agreement memorializes the understanding between the County and the Applicant that in lieu of purchasing development rights from a sending parcel for the use in development of the above referenced Project, the Applicant paid a fee of \$ 21,600 to the County, which the County holds in a separate Open Lands Trust Fund for use in St. Mary's County land preservation efforts, as noted in Section 26.10 of the Comprehensive Zoning Ordinance.

The Applicant understands and acknowledges that this fee is not transferable or reimbursable. The fee-in-lieu plat note will be shown on a subdivision record plat or site plan, for use on pending development. This development right cannot be held for future purposes, may only be used on the project number noted above and shall not be used to speculate on price and potential use for development.

The Applicant is responsible for a fee of \$60.00 payable to the Clerk of the Circuit Court for recordation of this document.

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 PHONE 301.475.4200 X1500 • FAX 301.475.4635 • www.co.saint-marys.md.us

Applicant Signature

Charles Mattingly Jr.

Printed Name

11.3.21

Date

Applicant Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

State of Maryland, County of Charles, to wit;

I hereby certify that, on this 3 day of November 2021, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared

Charles Mattingly Jr.,
known to me (or satisfactorily proven) to be the Applicant named in the foregoing Agreement and he/she/they being authorized so to do acknowledged that he/she/they executed the same for the purposes therein contained and, in my presence signed and sealed the same.

As witness my hand and Notarial Seal.



Colleen Thurber
NOTARY PUBLIC
Charles County
State of Maryland
My Commission Expires
August 9, 2025

Colleen Thurber, Notary Public

My commission expires: August 9, 2025

Agency approval:

Chris Kaselemis, or designee
Department of Economic and Community
Development

William B. Hunt or designee
Department of Land Use and Growth
Management

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DOCUMENT VALIDATION

LR - Agreement
Recording Fee 20.00
Name: COMM OF ST MARYS
COUNTY/MATTINGLY JR
Ref: MM/LUGM
LR - Agreement
Surcharge 40.00
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SubTotal:	60.00
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Total:	60.00
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11/09/2021 10:57
CC18-JuH
#15609354 CC0704 - St
Mary's
County/CC07.04.02 -
Register 02

Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844