

# Proposed Green Swamp Large Lot Amendment Demonstration of Need

## Analysis of Economic Issues

This amendment is proposed as a matter of equity by removing the wetland density penalty on A/RRX properties. It also improves implementation by measuring density/lot size in the Green Swamp in a manner consistent with the method used in the rest of the County.

It is understood that a line has to be drawn with all policy issues. The current line does not account for right-of-way dedication, surveying anomalies, and generalized wetland boundary estimates. These inconsistencies can result in the loss of property entitlements. When development densities are as low as 1/10 and 1/20, a slightly ambiguous measurement can short the landowner of a potential homesite. This amendment allows for some leeway when properties are just shy of the necessary acreage.

Staff has gathered data on properties in the Green Swamp and found that the changes proposed to measuring lot size could have the maximum effect of enabling 153 additional properties (**6% increase**) in the COREX district and 1,142 additional properties (**13% increase**) in the A/RRX district.

41.% of the properties in the A/RRX district are estimated to be wetlands. The change in wetland transfer in the A/RRX district by approximately 260 potential additional units transferred to uplands. These lots are included in the 1,142 additional lots estimated above.

These are overestimates of the impact. They do not account for the substantial amount of landowners in the Green Swamp that have sold all development rights to their property such as evidenced below:

