

County Council Of Howard County, Maryland

2013 Legislative Session

Legislative Day No. 1

Resolution No. 15-2013

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION recommending the denial of Mark, Michael and Stephen Mullinix's request to terminate a Maryland Agricultural Land Preservation Foundation easement on property located on the east side of Shaffersville Road, containing approximately 166 acres, more commonly known as the "Murray Farm".

Introduced and read first time January 7, 2013.

By order Stephen LeGendre  
Stephen LeGendre, Administrator

Read for a second time at a public hearing on January 22, 2013.

By order Stephen LeGendre  
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on February 4, 2013.

Certified By Stephen LeGendre  
Stephen LeGendre, Administrator

Approved by the County Executive February 8, 2013

Ken Ulman  
Ken Ulman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1           **WHEREAS**, Mark, Michael and Stephen Mullinix (collectively the “Mullinix  
2 family”) are the current owners of property known as the “Murray Farm” which is  
3 located on the east side of Shaffersville Road as shown in Tax Map 7, Parcel 490,  
4 containing approximately 166 acres, and having an address of E. Shaffersville Road, as  
5 shown in the attached map; and

6  
7           **WHEREAS**, a Deed of Easement on the Murray Farm was conveyed to the State  
8 of Maryland’s Maryland Agricultural Land Preservation Foundation (“MALPF”) on or  
9 about May 22, 1985 by the Mullinix Brothers Partnership, the current owners of Murray  
10 Farm; and

11  
12           **WHEREAS**, the deed of easement (the “MALPF easement”) is an agricultural  
13 preservation easement and prohibits the landowner from using the property for any  
14 commercial, industrial, or residential purpose, with limited exceptions; and

15  
16           **WHEREAS**, the MALPF easement states “the easement shall be in perpetuity”  
17 and may only be released by MALPF as provided in Section 2-514 of the Agriculture  
18 Article of the Annotated Code of Maryland, which law requires that a MALPF easement  
19 shall be held “for as long as farming is feasible on the land”; and

20  
21           **WHEREAS**, the MALPF easement may only be terminated under extraordinary  
22 circumstances and with the approval of the County’s governing body; and

23  
24           **WHEREAS**, the County has issued a policy statement entitled “County Review  
25 of MALPF 25-Year Easement Termination Requests” (the “County policy”) wherein  
26 certain criteria are established for the County’s evaluation of a request to terminate a  
27 MALPF easement; and

28  
29           **WHEREAS**, on or about October 1, 2012 MALPF received and forwarded to the  
30 County, the Mullinix family’s Application for Review for Termination of an Agricultural  
31 Land Preservation Easement (the “Application”) requesting the termination of the  
32 MALPF easement on the Murray Farm; and

1  
2           **WHEREAS**, in accordance with State law, the Howard County State Agricultural  
3 Preservation Advisory Board conducted a review of the Application and held a meeting  
4 on November 26, 2012 and recommended denial of the Application; and  
5

6           **WHEREAS**, the County Executive received the recommendation of the Howard  
7 County State Agricultural Preservation Advisory Board and the County Council held a  
8 public hearing on this matter on January 22, 2013; and  
9

10           **WHEREAS**, the County has considered the criteria included in the County  
11 policy; and  
12

13           **WHEREAS**, the County has determined that terminating the MALPF easement  
14 would have a negative effect on the County's land preservation policies and actions,  
15 including the public investment by the County and State in the preservation of  
16 agricultural land; and  
17

18           **WHEREAS**, the County has determined that termination of the MALPF  
19 easement would negatively impact the County's growth management policies and  
20 actions; and  
21

22           **WHEREAS**, the County has determined that termination of the MALPF  
23 easement would have a negative effect on County policies and actions supporting  
24 agricultural economic development; and  
25

26           **WHEREAS**, the County has determined that termination of the MALPF  
27 easement would have a negative effect on vicinal protected land and properties that are  
28 already protected and/or in agricultural use; and  
29

1           **WHEREAS**, the County has evaluated the Murray Farm and has determined that  
2 the Murray Farm is highly desirable for agricultural land preservation as if it were  
3 currently being considered for easement purchase; and  
4

5           **WHEREAS**, for the foregoing reasons, in accordance with State law, the County  
6 recommends denial of the Application.  
7

8           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard  
9 County, Maryland, this 4<sup>th</sup> day of February, 2013 that the County hereby  
10 recommends to MALPF that MALPF deny the Mullinix family's application to terminate  
11 the MALPF easement on the Murray Farm.



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-77°17.36"

39°20'1."



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# Howard County

M A R Y L A N D

## Murray Farm

Aerial

By: Joy Levy  
Office: Resource Conservation Division  
Map Width: 1.34 mi.  
Print Date: 10/24/2012

