

CB 19

**Sayers, Margery**

---

**From:** C. Alan Sharp <calansharp@gmail.com>  
**Sent:** Tuesday, April 13, 2021 5:00 PM  
**To:** Walsh, Elizabeth; Jones, Opel; Rigby, Christiana; Jung, Deb; Yungmann, David; CouncilMail  
**Cc:** Knight, Karen; Skalny, Cindy; Royalty, Wendy; Little, Cristiana; Gelwicks, Colette; Facchine, Felix; Williams, China; Gick, Ginnie; Harris, Michael; Alston, Ashley; Levy, Joy  
**Subject:** CB-19 -- Smart Farmland Preservation

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council Members,

I'm disappointed at the outcome of the vote on CB-19. I suspect the implications of which were not fully understood. **I write you today speaking only to the portion of the bill that allowed vacant properties less than 50 acres to retain one future building right after going into ALPP.** According to Joy Levy, in the history of the County's ALPP only one vacant property less than 50 acres has ever gone into the program. The economics simply don't work on farms today where no dwelling right exists. In the case of this one property, I believe the property owner had a building right on an adjacent parcel. In order to promote agricultural preservation and agricultural businesses I urge you to co-sponsor a bill with Councilman Youngman that addresses only this one issue of the two raised in CB-19.

By way of example, I own 24.3 acres of highly productive farmland off Jennings Chapel Road in the vicinity of many other preserved farms and the Patuxent State Park. **My preference is to place the property in ALPP and continue farming 100% of the farm, however, the way the regulations work now, in order to preserve the future right to one dwelling, as would be permitted under easement, I will have to take land out of ag production and build a house now before entering the program. All else would be equal except that I would lose productive ag land and build a house I don't want or need. Why not allow farmers to retain that right for future use rather than needlessly accelerating development of the property to be preserved?** It seems counterintuitive that the regulations will effectively require me to build a house in order to preserve the farm. The only other economically viable alternative is doing a 4 lot subdivision. Please help promote the viability of ALPP on unimproved farms.

I look forward to the opportunity to explain the issue in more detail or answer any questions you may have on the subject.

Thank you,

Alan Sharp  
301-938-2142