

Sayers, Margery

From: Jung, Deb
Sent: Tuesday, July 27, 2021 12:07 PM
To: Sayers, Margery
Subject: FW: HCCA Supports CB55-2021

From: Stuart Kohn <stukohn@verizon.net>
Sent: Tuesday, July 27, 2021 7:54 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>
Cc: calansharp@gmail.com; stukohn@verizon.net
Subject: HCCA Supports CB55-2021

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

To: Council Members,

Good Morning.

As you know the Howard County Citizens Association, HCCA testified regarding CB55-2021 with reservations about the Bill. Our prime concern was and continues to be to ensure transparency for all concerned parties to have all relevant information such as specifically the beneficiaries and the impact of given Bills or Resolutions.

After our testimony the next day, Chuck and Alan Sharp the affected property owners reached out to us to discuss the matter. Both parties completely understood one another's position. We asked the Sharp family to send an email explaining their position which is below. We are extremely pleased that through excellent communications the HCCA is in **FULL SUPPORT** of CB55-2021.

We are hoping that in ALL cases the word "Transparency" will be more than meaningful for your constituents. Wherever possible the HCCA would appreciate that Council members take the necessary action(s) to have Transparency become reality.

Thank You,

Stu Kohn
HCCA President

Sent from my iPhone

Begin forwarded message:

From: "C. Alan Sharp" <calansharp@gmail.com>
Date: July 26, 2021 at 9:14:35 AM EDT
To: Stuart Kohn <stukohn@verizon.net>

Cc: hadguhiruy@gmail.com

Subject: Re: CB55-2021 Land Preservation Bill

Hiruy & Stu,

To further clarify, CB55-2021 will amend the section that currently prevents farm owners from retaining the right to one dwelling on vacant properties that are placed into ALPP between 20 acres to less than 50 acres. Current code allows one primary dwelling on such a property if it is in existence prior to entering ALPP but not after. As a result, to retain that right the dwelling needs to be constructed prior to entering the property. As I explained I don't want or need a dwelling on the property. It seems counter to the goals of the program to require a farmer to build a house now as opposed to being able to retain the right for the future if and when needed.

The other economically viable option is to do a minor subdivision and development right transfer because there is no way to justify entering the program without the right to one dwelling. This is not an Ag. Board requirement but rather an economic necessity. The bill will allow for more properties to enter the program and limit development. Joy Levy did some research and found that in the history of the program only one vacant property less than 50 acres has ever gone into the program and in that case I believe the owner had adjacent property with dwelling rights. My hope is that the passage of this bill will allow my property and others like it to have a greater chance of being preserved. To answer your question, this bill is the change that needs to happen in order to allow my property to enter ALPP and not be subdivided. I will be giving up my right to subdivide by placing an easement on the property but I can make that work so long as I have the right to one future dwelling.

Given the short window we have until the Council votes, I'll be available anytime to discuss or if you'd like we can do a site visit on the property.

Alan
301-938-2142

On Mon, Jul 26, 2021 at 7:10 AM Stuart Kohn <stukohn@verizon.net> wrote:

Alan,

Good Morning.

Please reference the email inquiry below from Hiruy. If you want to pursue we would appreciate your response to Hiruy's question below in an attempt streamline the situation. As you know time might be running out.

Sincerely,

Stu Kohn
HCCA President

Sent from my iPhone

Begin forwarded message:

From: Hiruy Hadgu <hadguhiruy@gmail.com>

Date: July 25, 2021 at 10:20:25 AM EDT

To: Stuart Kohn <stukohn@verizon.net>

Cc: "C. Alan Sharp" <calansharp@gmail.com>
Subject: Re: CB55-2021 Land Preservation Bill

Thanks, Stu, for forwarding this to me. As you may remember we stated in our testimony that we don't want people to face undue burdens.

Alan, your testimony was helpful. There are some missing components, which may not be something that you're able to answer.

But I think it's relevant to this issue. You stated that without this bill, you may not enter the preservation program without subdividing the land and transferring two development units off site.

Is this an Agricultural Preservation Board rule? If so, what is preventing the APB from changing this rule to allow your property to enter the program without any subdivisions and not losing your future rights?

Best Regards,

Hiruy.

On Fri, Jul 23, 2021 at 5:59 PM Stuart Kohn <stukohn@verizon.net> wrote:

Alan,

Thanks for your email.

I have Hiruy Hadgu on the "To" Line and asked him to call you for further information before I go out to our HCCA Board for their Approval.

Stu Kohn
HCCA President

Sent from my iPhone

> On Jul 23, 2021, at 12:35 PM, C. Alan Sharp <calansharp@gmail.com> wrote:

>

> Good Afternoon,

>

> I appreciate you taking the time to discuss CB55-2021 with my father this morning. As discussed, the passage of CB55 allows us to preserve a 24+ acre highly productive farm. Without this legislation the alternative is a four lot minor subdivision and the off-site transfer of two development units. If we can enter the program with just one future dwelling right retained it will have a net reduction of 5 units and allow for the continued agricultural use on the farm.

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> The benefits of the legislation include allowing more properties to enter the preservation program thereby decreasing subdivisions and urban sprawl. I would appreciate your support and if possible would you consider emailing the Council Members voicing your support prior to the 28th?

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> Please feel free to reach out if you have any questions about the merits of the legislation to improve the viability and expand land preservation

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> Thank you,
>
> Alan Sharp
> 301-938-2142