

County Council of Howard County, Maryland

2022 Legislative Session

Legislative Day No. 9

Resolution No. 101 -2022

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

A RESOLUTION approving an application by Barbara Spence to sell to the Maryland Agricultural Land Preservation Foundation an agricultural land preservation easement on property located at 2825 Florence Road in Woodbine, Howard County, Maryland and shown as Tax Map 7, Parcel 259, consisting of approximately 14.358 acres.

Introduced and read first time June 6, 2022.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on June 21, 2022.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on July 5 meet, 2022.

Certified By Michelle Harrod
Michelle Harrod, Administrator

Approved by the County Executive July 6, 2022.

Calvin Ball
Calvin Ball, 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**, Barbara Spence is the sole remaining fee simple owner (the “Owner”) of a
2 parcel of land containing approximately 14.358 acres located at 2825 Florence Road in
3 Woodbine, Howard County, Maryland and shown on Tax Map 7, Parcel 259 (the “Property”),
4 and as shown on the exhibits attached hereto; and

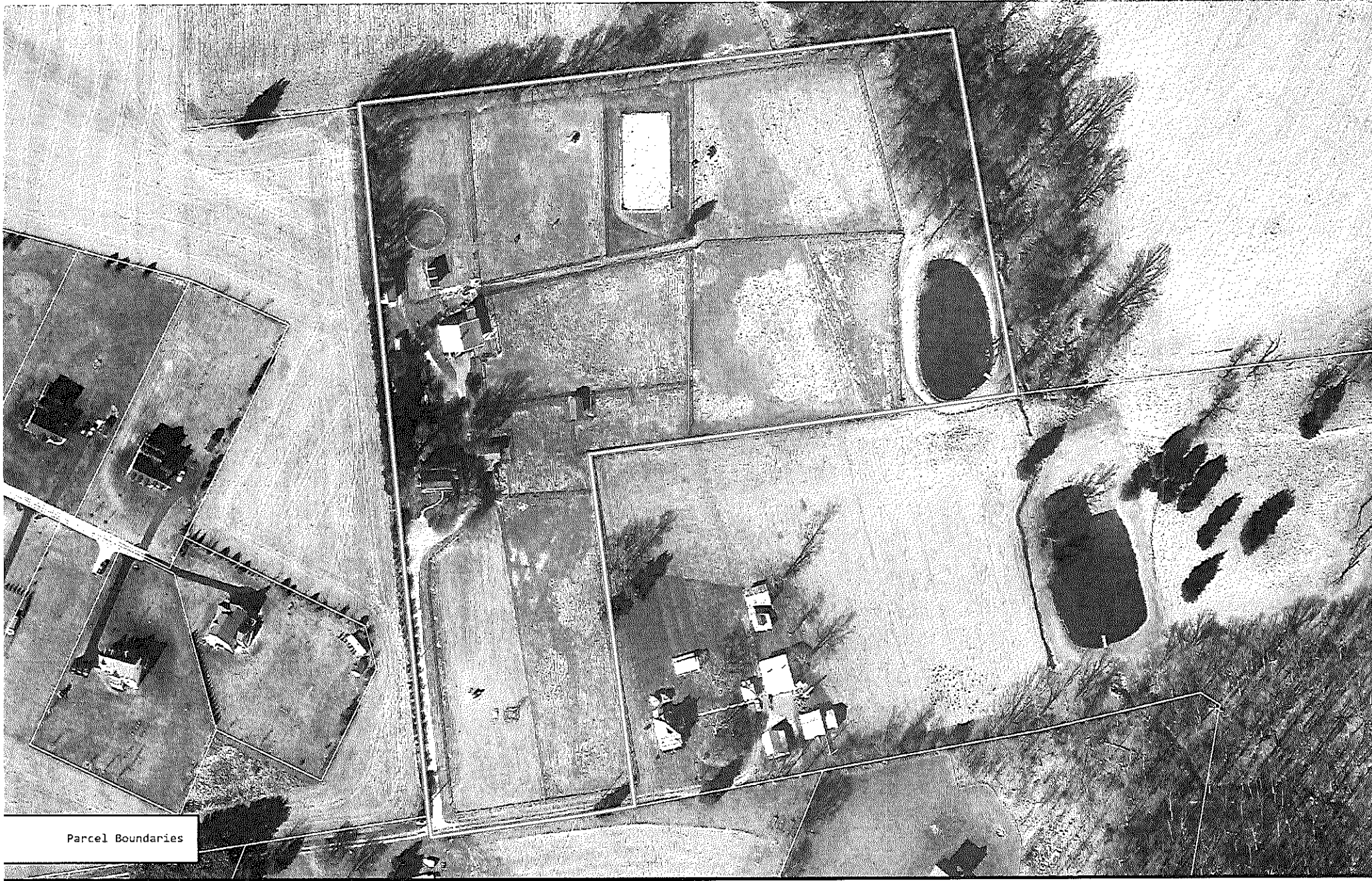
5
6 **WHEREAS**, the Owner has submitted an application to sell an agricultural land
7 preservation easement on the Property (the “Easement”) to the Maryland Agricultural Land
8 Preservation Foundation (“MALPF”); and

9 **WHEREAS**, pursuant to Section 2-510 of the Agriculture Article of the Annotated Code
10 of Maryland, an application must be referred to the Howard County, Maryland’s governing body
11 for its consideration, and to Howard County Agricultural Preservation Advisory Board for its
12 recommendation; and

13 **WHEREAS**, on July 26, 2021, Howard County Agricultural Preservation Advisory
14 Board recommended the approval of the application to sell the Easement to MALPF; and

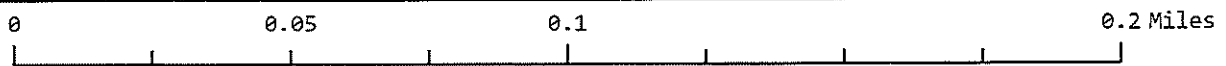
15
16 **WHEREAS**, the County Executive requests County Council approval of the Owner’s
17 application to sell the Easement to MALPF.

18
19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
20 Maryland, this 5^{met} day of July, 2022, that the application of Barbara Spence to
21 sell an easement on the property located at 2825 Florence Road in Woodbine, Howard County,
22 Maryland and shown on Tax Map 7, Parcel 259, as shown on the exhibits attached hereto, and
23 consisting of approximately 14.358 acres, to the Maryland Agricultural Land Preservation
24 Foundation, is hereby approved.



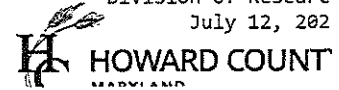
Parcel Boundaries

Aerial Overview
Spence
Property
2825 Florence Road
Woodbine, MD 21797



Tax Map: 0007
Parcel(s): 0259

Howard County Department of Planning & Zoning
Resource Conservation Division
Division of Research
July 12, 2022



Aerial imagery covers only Howard County and terminates just beyond the county boundary

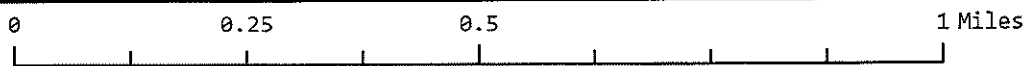


Parcel Boundaries

Protected Lands

- Environmental Preservation Parcels
- Howard County Agricultural Preservation Parcels
- Howard County Purchased Easements
- Maryland Agricultural Land Preservation Easements
- Forest Conservation Easements

Spence
 Property
 2825 Florence Road
 Woodbine, MD 21797



Tax Map: 0007
 Parcel(s): 0259

Howard County Department of Planning & Zoning
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Howard County
Agricultural Land Preservation Program

MEMORANDUM

Subject: Testimony for MALPF Easement Application, Spence Property

To: Lonnie Robbins, Chief Administrative Officer, Department of Administration

Through: Amy Gowan, Director, Department of Planning and Zoning *AG*

Through: Beth Burgess, Chief, Resource Conservation Division, Department of Planning and Zoning *BB*

From: Joy Levy, Agricultural Land Preservation Program Administrator, Department of Planning and Zoning *[Signature]*

Date: May 3, 2022

The Department of Planning and Zoning supports Council Resolution No. -2022. This resolution approves a Maryland Agricultural Land Preservation Foundation (MALPF) application for the purchase of an agricultural land preservation easement on property owned by Barbara Spence. Section 15.15.01.09 of the Code of Maryland Regulations (COMAR) requires the County's governing body to approve agricultural land preservation easement applications to MALPF. The Howard County Agricultural Preservation Advisory Board recommended approval of the acquisition to the MALPF Board on July 26, 2021.

Council approval of this acquisition will preserve 14.4 acres of productive farmland in the County, adding to over 23,100 acres that have been preserved to date. Ms. Spence has a small horse breeding operation and 70% of the property comprises an active agricultural use. The farm is improved with a principal dwelling, a main barn, a greenhouse and two run-in sheds. The property contains 100% Classes I-III soils, which exceeds MALPF's requirement. According to the Soil Conservation District, there is a current Soil Conservation and Water Quality Plan that is fully implemented. MALPF's minimum acreage requirement is 50 acres unless the applicant property is adjacent to protected land. The Spence farm is adjacent to preserved land on three sides, with a significant amount nearby.

This preservation easement application complies with MALPF's eligibility criteria, therefore, staff supports Council Resolution No. -2022 and recommends Council approval. Thank you for your consideration.

cc: Jennifer Sager, Legislative Coordinator, Department of Administration
Morenike Oyenusi, Senior Assistant County Solicitor, Office of Law
Spence File