

County Council of Howard County, Maryland

2022 Legislative Session

Legislative Day No. 14

Resolution No. 186-2022

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

A RESOLUTION approving an application by The Kennard Warfield, Jr., Family LLLP to sell to the Maryland Agricultural Land Preservation Foundation an agricultural land preservation easement on property located at 1611 Saint Michaels Road in Woodbine, Howard County, Maryland, consisting of approximately 58 acres.

Introduced and read first time Oct 3, 2022.
By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Oct 17, 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This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on Oct 31, 2022.
Certified By Michelle Harrod
Michelle Harrod, Administrator

Approved by the County Executive November 9, 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**, The Kennard Warfield, Jr., Family LLLP is the fee simple owner (the
2 “Owner”) of a parcel of land containing approximately 58 acres located at 1611 Saint Michaels
3 Road in Woodbine, Howard County, Maryland (the “Property”), as shown on the exhibits
4 attached hereto; and

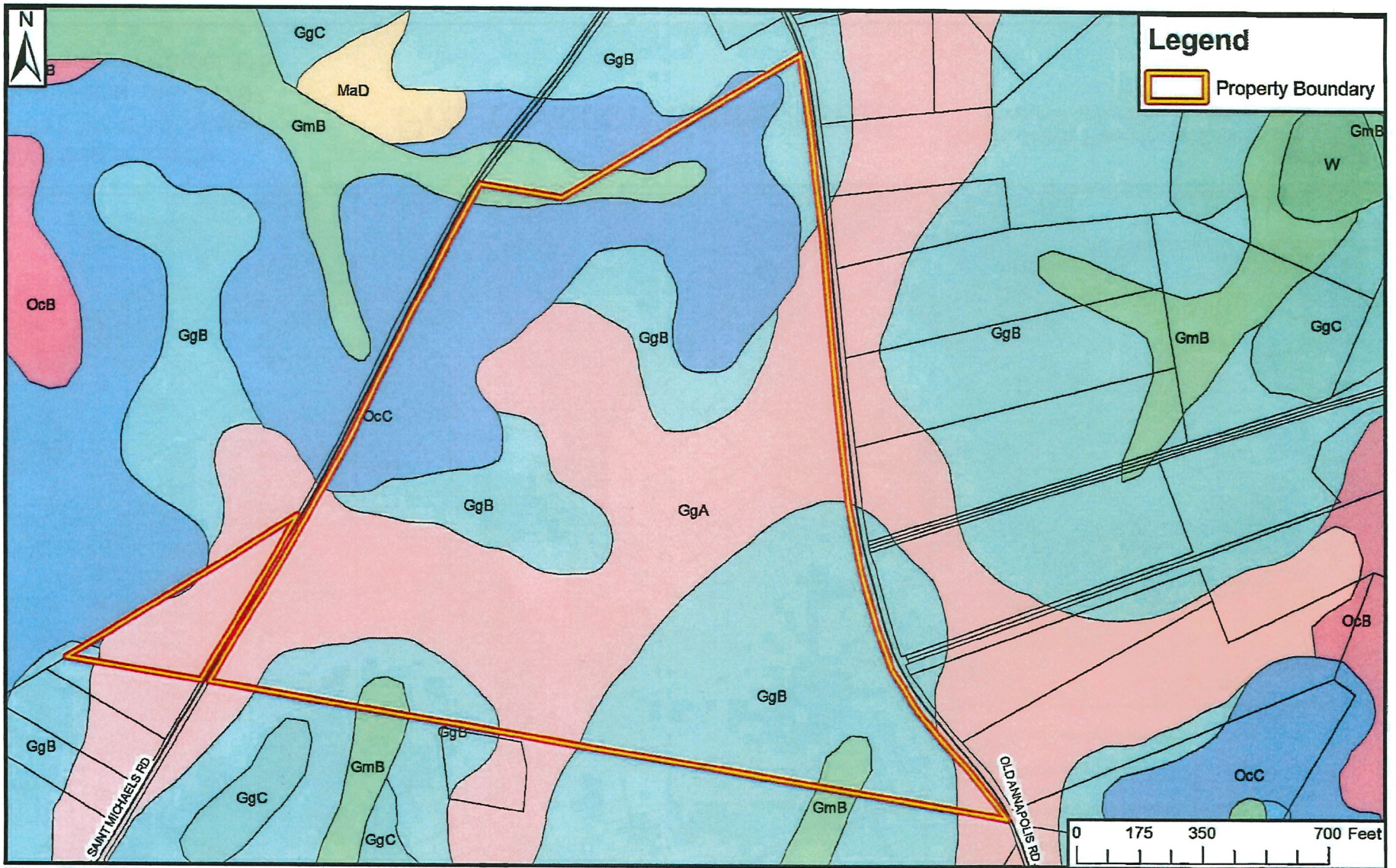
5
6 **WHEREAS**, the Owner has submitted an application to sell an agricultural land
7 preservation easement on the Property (the “Easement”) to the Maryland Agricultural Land
8 Preservation Foundation (“MALPF”); and

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

13 **WHEREAS**, on September 19, 2022, the APAB recommended the approval of the
14 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 31 day of October, 2022, that the application of The Kennard
21 Warfield, Jr., Family LLLP to sell an easement on the property located at 1611 Saint Michaels
22 Road in Woodbine, Howard County, Maryland, as shown on the exhibits attached hereto, and
23 consisting of approximately 58 acres, to the Maryland Agricultural Land Preservation
24 Foundation, is hereby approved.

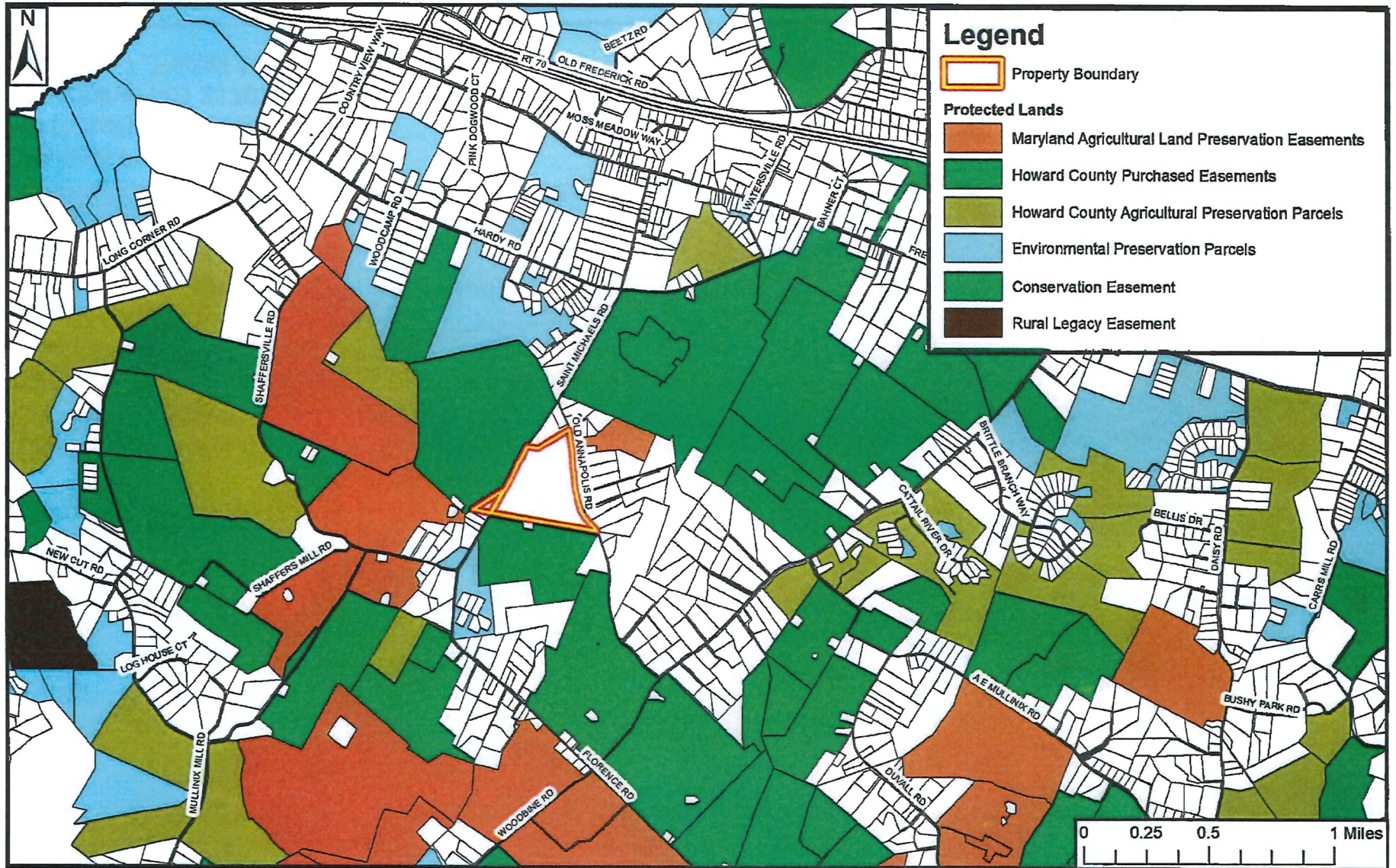


Warfield Property
 1611 Saint Michaels Rd
 Woodbine, MD 21797
 Tax Map 7, Parcel 118

Soils

Howard County Planning and Zoning
 Resource Conservation Division
 September 2022



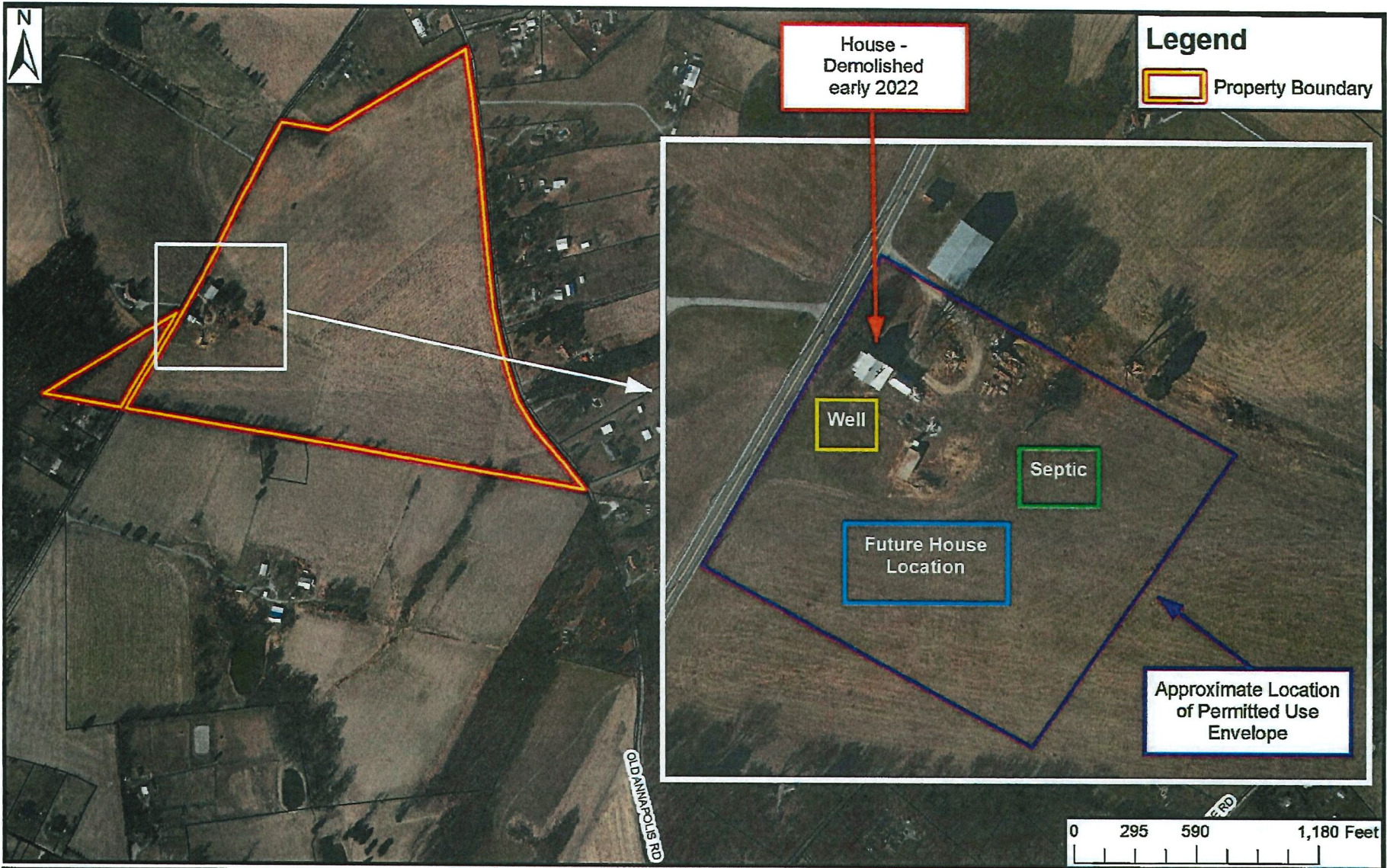


Warfield Property
 1611 Saint Michaels Rd
 Woodbine, MD 21797
 Tax Map 7, Parcel 118

Preservation Easements

Howard County Planning and Zoning
 Resource Conservation Division
 September 2022



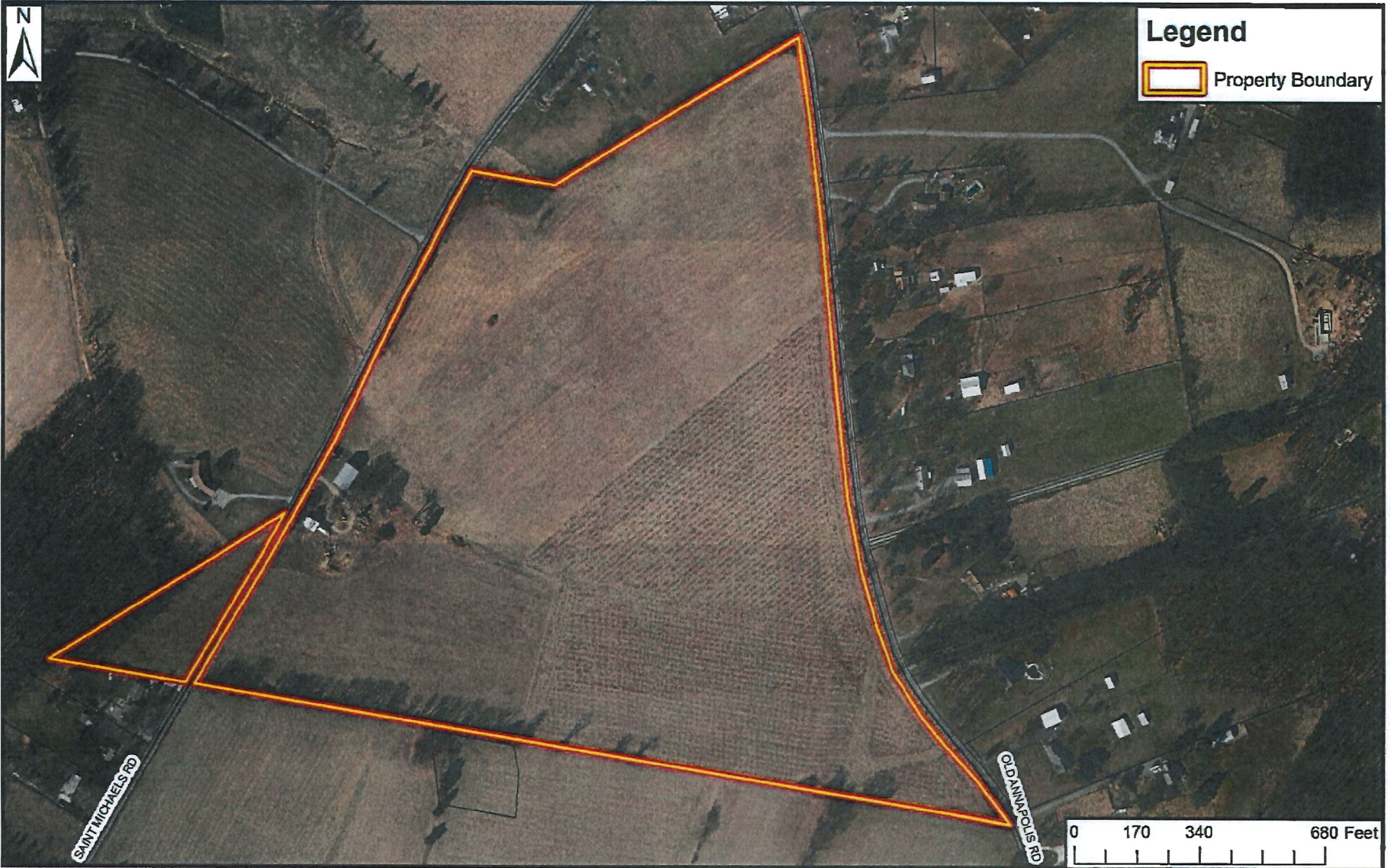


Warfield Property
 1611 Saint Michaels Rd
 Woodbine, MD 21797
 Tax Map 7, Parcel 118

Permitted Use Envelope

Howard County Planning and Zoning
 Resource Conservation Division
 September 2022





Warfield Property
1611 Saint Michaels Rd
Woodbine, MD 21797
Tax Map 7, Parcel 118

Aerial

Howard County Planning and Zoning
Resource Conservation Division
September 2022






Howard County

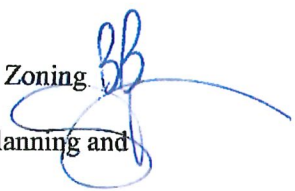
Agricultural Land Preservation Program

MEMORANDUM

Subject: Testimony for MALPF Easement Application, Warfield Property

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

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

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

From: Joy Levy, Agricultural Land Preservation Program Administrator, Department of Planning and Zoning

Date: August 31, 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 The Kennard Warfield, Jr. Family LLLP. 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 will be reviewing the application on September 19, 2022 to consider making a recommendation to the MALPF Board.

Council approval of this acquisition will preserve 58.5 acres of productive farmland in the County, adding to over 23,100 acres that have been preserved to date. This is a crop farm and 95% of the property comprises an active agricultural use. The farm is improved with a chicken coop, a tool shed, a storage barn and a spring house. The property contains 78% Classes I-III soils, which exceeds MALPF's requirement. According to the Soil Conservation District, there is a longstanding landowner relationship with the Soil Conservation District and the Soil Conservation and Water Quality Plan on the property is predominantly implemented with no major resource concerns.

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
Warfield File