



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

■ Ellicott City, Maryland 21043

■ 410-313-2350

Lynda D. Eisenberg, AICP, Director

FAX 410-313-3467

HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD

January 27, 2025

Staff Report

Owners: Jeff and Sue Harrison
2119 Gillis Falls Road
Woodbine, MD 21797

Farm Location: Long Corner Rd.
Mt. Airy, MD 21771
Tax Map 6, Parcel 253; 66.7 +/- acres

Easement Designation: ALPP Easement applicant

Request: Recommendation by the Agricultural Preservation Board to the County Executive to approve the purchase of an easement

Summary:

Per Section 15.507(d) of the Code – Process for buying easements:

- 1) The Board may review the application, the Administrator's report and recommendation and may make an on-site inspection of the parcel.
- (2) The Board shall hold a public meeting to receive comments from the public as to whether the parcel offered is acceptable and desirable.
- (3) After the public meeting, the Board shall determine the price to be offered according to the pricing formula and may provide any recommendations to the County Executive concerning the acquisition.

Jeff and Sue Harrison have owned the subject property for 37 years and have farmed it for 40 years. The Harrisons reside in Carroll County and farm approximately 2,500 acres within Howard, Carroll and Montgomery counties. The subject property is a mix of corn, soybeans, wheat, barley and hay and 80% of the property is currently engaged in agricultural use. The hay and straw have been sold to local horse farms, landscapers and the Laurel Racetrack. The wheat has been sold to the Ellicott City wheat mill, and some of the corn and soybeans produced on this property are used to make feed for their beef cattle.

The farm is composed of approximately 53 acres of tillable cropland and 14 acres of woodland. The farm contains 58% Class I, II and III soils. The property is immediately adjacent to 65% preserved land and is within ¾ mile of over 740 acres of preserved land. The Harrisons have a longstanding relationship with the Soil Conservation Districts in both Howard and Carroll counties, and their Soil Conservation Water Quality Plan is predominantly implemented with no major resource concerns.

There are no dwellings or farm structures on the property. The 67-acre easement farm would have the potential right to build two tenant houses, but the property owners have decided to relinquish one of the tenant house rights and the property is being scored accordingly.

Staff Recommendation:

Per Section 15.507(c) of the Code:

(3) The Administrator shall prepare a detailed report on the parcel and the pricing formula score and shall submit the report, the application and the Administrator's evaluation and recommendation to the Board for its consideration.

The application meets all eligibility criteria for acquisition of an agricultural preservation easement. Staff recommends approval.

Prepared by:



Joy Levy, Administrator
Agricultural Land Preservation Program

Date:

1/21/25

Attachments:

- Score Sheet
- APB Optional Points
- Aerial Map
- Preservation Map
- Soils Map
- Topo Map
- Application



Howard County Agricultural Land Preservation Program

PRICE FORMULA WORKSHEET

Owner Harrison Tax Map 6 Parcel(s) 253
 Farm Address Long Corner Rd Acres 66.7

POINTS

1. **Parcel Size Relative to Average Acreage of Remaining Uncommitted Land (40 acres)** Maximum 150 points 150

40 acres or more	<u>X</u>	150 points
35 acres to 39.9 acres	<u> </u>	125 points
30 acres to 34.9 acres	<u> </u>	100 points
25 acres to 29.9 acres	<u> </u>	75 points
20 acres to 24.9 acres	<u> </u>	50 points

2. **Soil Capability – Percentage of Class I, II and III Soils Relative to Property Total** Maximum 150 points 50

90% or greater Class I, II and III Soils	<u> </u>	150 points
80% to 89% Class I, II and III Soils	<u> </u>	125 points
70% to 79% Class I, II and III Soils	<u> </u>	100 points
60% to 69% Class I, II and III Soils	<u> </u>	75 points
Less than 60% Class I, II and III Soils	<u>58.2%</u>	50 points

3. **Soil Productivity as Measured by Land Evaluation Score** Maximum 150 points 125

90 or greater Land Evaluation Score	<u> </u>	150 points
80-89 Land Evaluation Score	<u>83.87</u>	125 points
70-79 Land Evaluation Score	<u> </u>	100 points
60-69 Land Evaluation Score	<u> </u>	75 points
Less than 60 Land Evaluation Score	<u> </u>	50 points

4. **Adjacency to Preserved Land (including Day)** Maximum 125 points 100

75 to 100% perimeter adjacent to preserved land	<u> </u>	125 points
50 to 74% perimeter adjacent to preserved land	<u>65%</u>	100 points
25 to 49% perimeter adjacent to preserved land	<u> </u>	75 points
Less than 25% perimeter adjacent to preserved land	<u> </u>	50 points

5. **Concentration of Preserved Lands (including Day)** Maximum 125 points 125

More than 600 acres of preserved land within 3/4 mile	<u>740</u>	125 points
400-599 acres of preserved land within 3/4 mile	<u> </u>	100 points
200-399 acres of preserved land within 3/4 mile	<u> </u>	75 points
Less than 200 acres of preserved land within 3/4 mile	<u> </u>	50 points

6. **Current Land Use** Maximum 150 points 125

90% or greater of property in agricultural use	<u> </u>	150 points
80% to 89% of property in agricultural use	<u>80%</u>	125 points
70% to 79% of property in agricultural use	<u> </u>	100 points
60% to 69% of property in agricultural use	<u> </u>	75 points
Less than 60% of property in agricultural use	<u> </u>	50 points

7. **Soil Conservation and Water Quality Plan (SCWQP)/Best Management Practices (BMPs)** Maximum 100 points 100

Based on agreement between Howard & Carroll SCDs

Longstanding landowner relationship with SCD, and SCWQP on the property is predominantly implemented with no major resource concerns	<u>X</u>	100 points
Landowner has relationship with SCD and has made considerable efforts to implement SCWQP on this property or another property, or landowner has implemented considerable BMPs on their own	<u> </u>	75 points
New relationship with SCD and has made efforts to implement SCWQP on this property or another property, or landowner has implemented BMPs on their own	<u> </u>	50 points
New SCWQP with no conservation or BMP activity	<u> </u>	0 points

POINTS

8. Ownership and Operation

Owner operated	<u> X </u>
Non-owner operated	<u> </u>
No current operation	<u> </u>

Maximum 50 points50

50 points

25 points

0 points

SUBTOTAL POINTS**Maximum 1000 points**825**PRELIMINARY PRICE CALCULATION - Maximum \$40,000 per acre**825 points x \$40/point = \$33,000**Additional Points - Maximum 100 points****1. Relinquishment of Tenant House Rights, if applicable****Maximum 50 points**102 Number of tenant houses allowed by right at 1 per 25 acres1 Tenant house rights relinquished x 10 points per house**2. Optional APB Points****Maximum +/- 50 points**20

See separate scoring sheet - points may be added or subtracted

TOTAL POINTS**Maximum 1000 points**855**FINAL PRICE CALCULATION - Maximum \$40,000 per acre**855 points x \$40/point = \$34,200**TOTAL PRICE OFFER**66.7 acres x \$34,200 per acre =\$2,281,140

PRICE FORMULA WORKSHEET – APB POINTS

Owner Harrison Tax Map 6 Parcel(s) 253 Acres 66.7

Farm Address

Long Corner Rd

Mt Airy, MD 21771

Total of 50 potential points can be added

1) Contribution to Agricultural Economy – Maximum 10 points

5 points

- 5 points – The farm has a specialized or unique operation
- 5 points – The farm has significant agricultural infrastructure
- 5 points – The farm business is active within the local community by:
 - a. Purchasing agricultural products from other area farms
 - b. Supplying agricultural products to farms, businesses or individuals

2) Contribution to Agricultural Sustainability – Maximum 10 points

5 points

- 5 points – An easement acquisition on this farm would be a new addition to properties already under easement belonging to same owner
- 5 points – This is a Century Farm
- 10 points – If the farm is for sale at the time of application, purchase of an easement will assist in the transfer to a new and/or next generation farmer

3) Green Infrastructure Network (GIN)/Water Quality – Maximum 10 points

10 points

- 5 points – Farm includes portions of GIN hub(s)
- 3 points – Farm includes portions of GIN corridor(s)

- 5 points – 50' minimum forested riparian buffer width

- 3 points - 35' minimum forested riparian buffer width

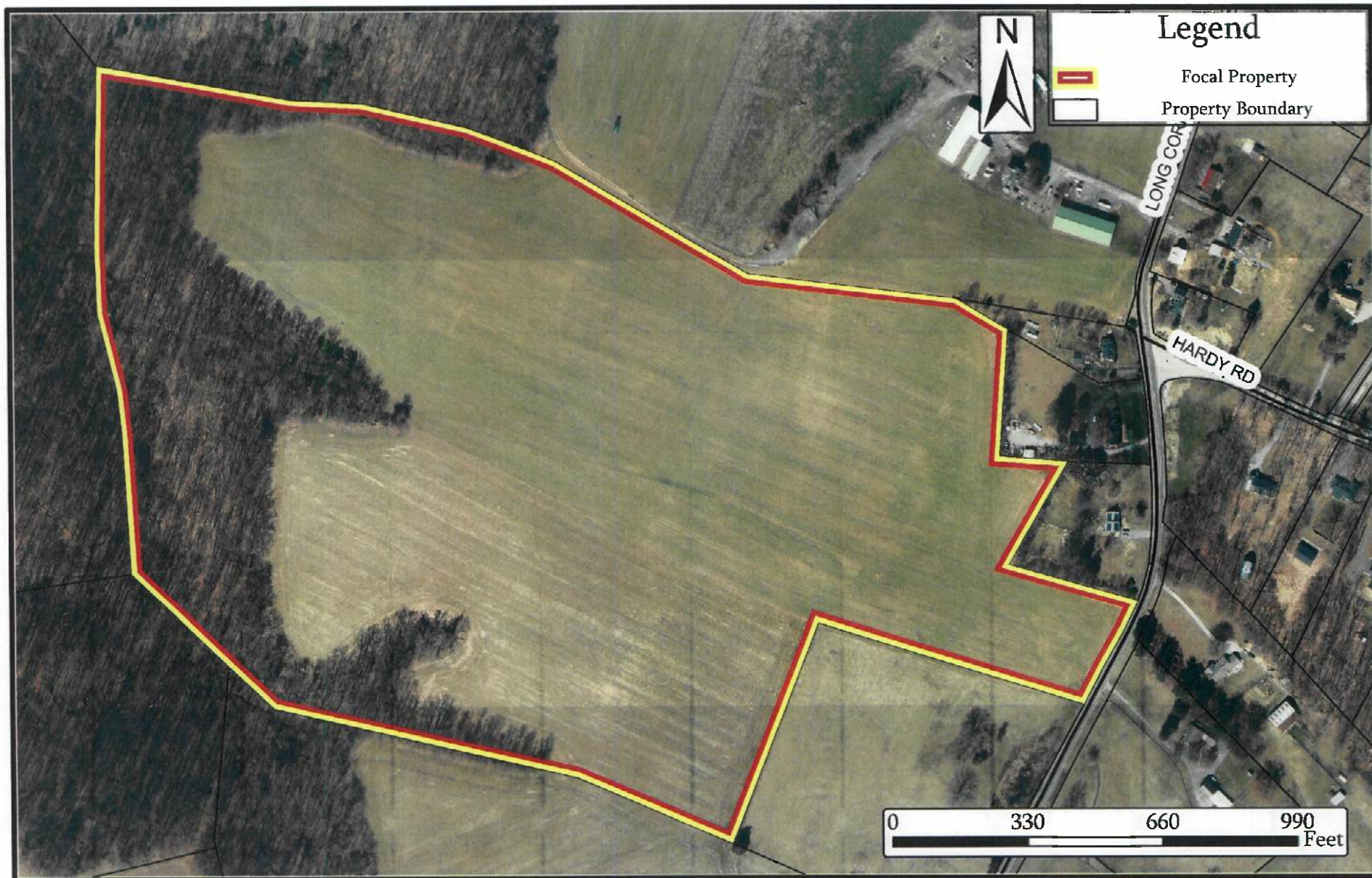
4) Historic and Scenic Resources – Maximum 10 points

0 points

- 5 points – Farm includes an historic structure encumbered by a Maryland Historic Trust easement
- 3 points – Farm includes a structure listed on the National, Maryland or Howard County Registers of Historic Places
- 5 points – Farm is located on the Historic National Road (Rt. 144)
- 3 points – Farm is located on a Maryland or Howard County Scenic Road

5) Discretionary - Maximum 10 points

Reason for allocating points _____



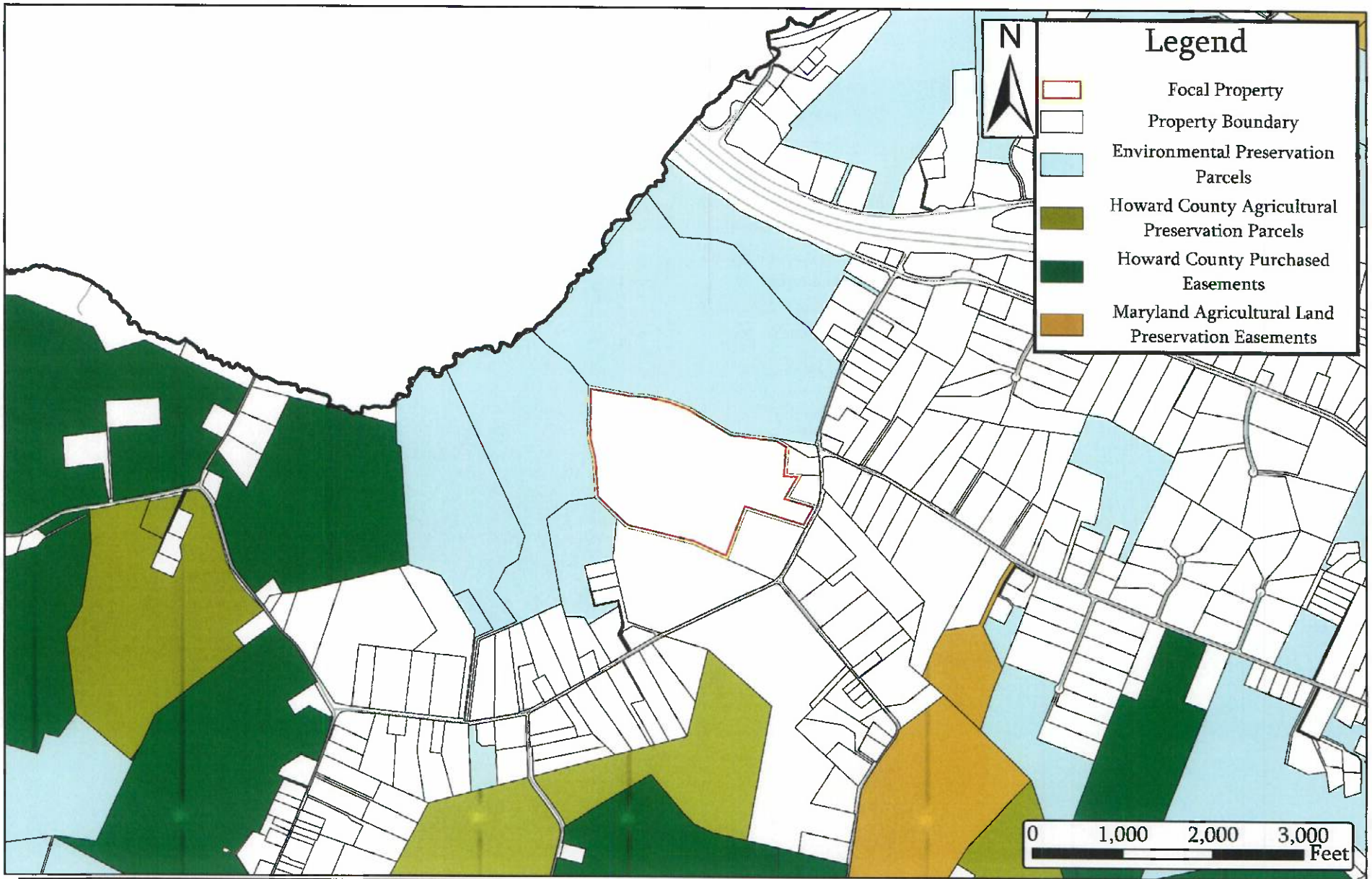
Harrison, Tax Map 6 Parcel 253

Howard County Planning and Zoning
Resource Conservation Division
January 2025



Aerial

Scale 1:4,000



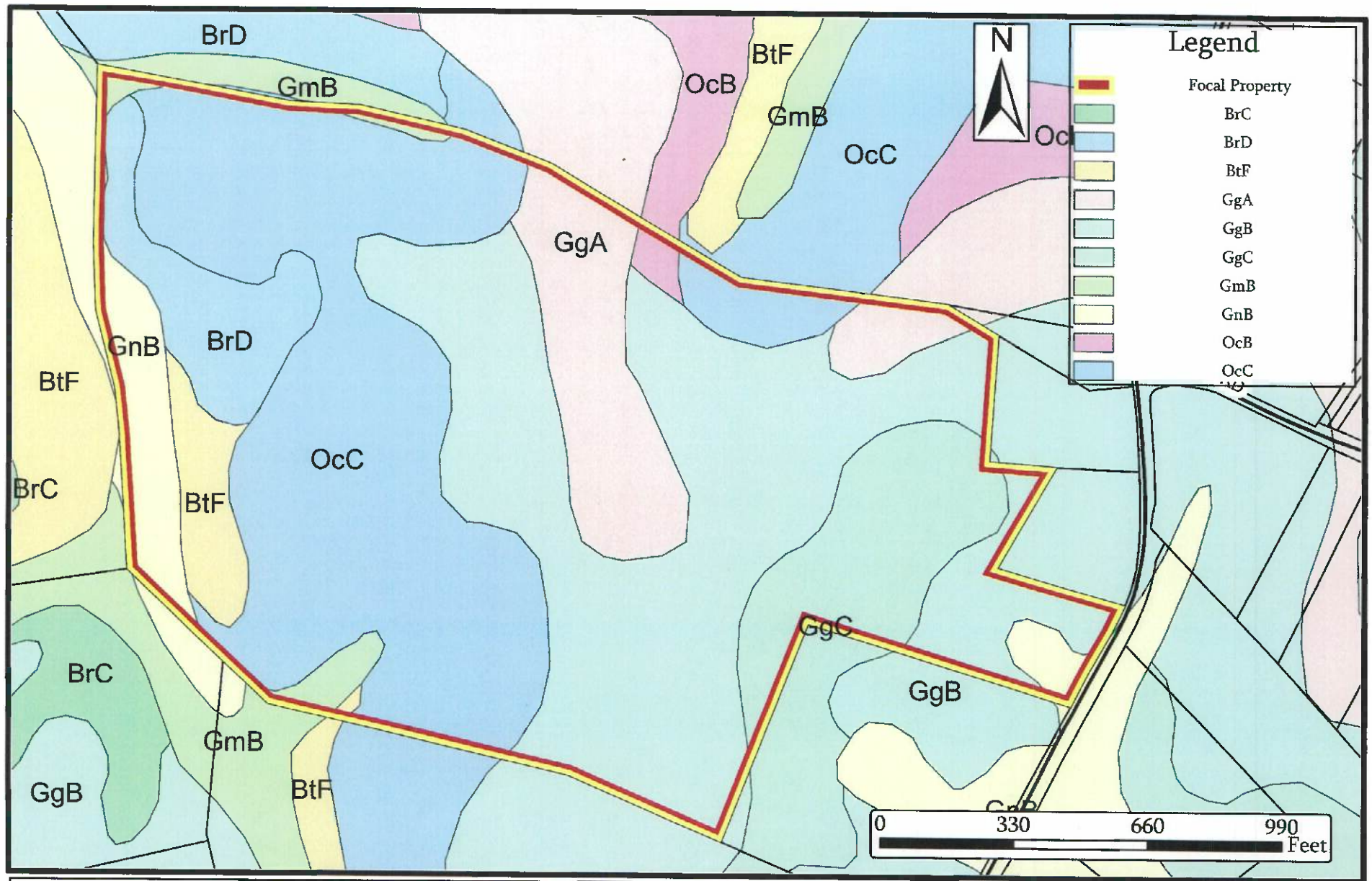
Harrison, Tax Map 6 Parcel 253

Howard County Planning and Zoning
Resource Conservation Division
January 2025



Preservation

Scale 1:18,000



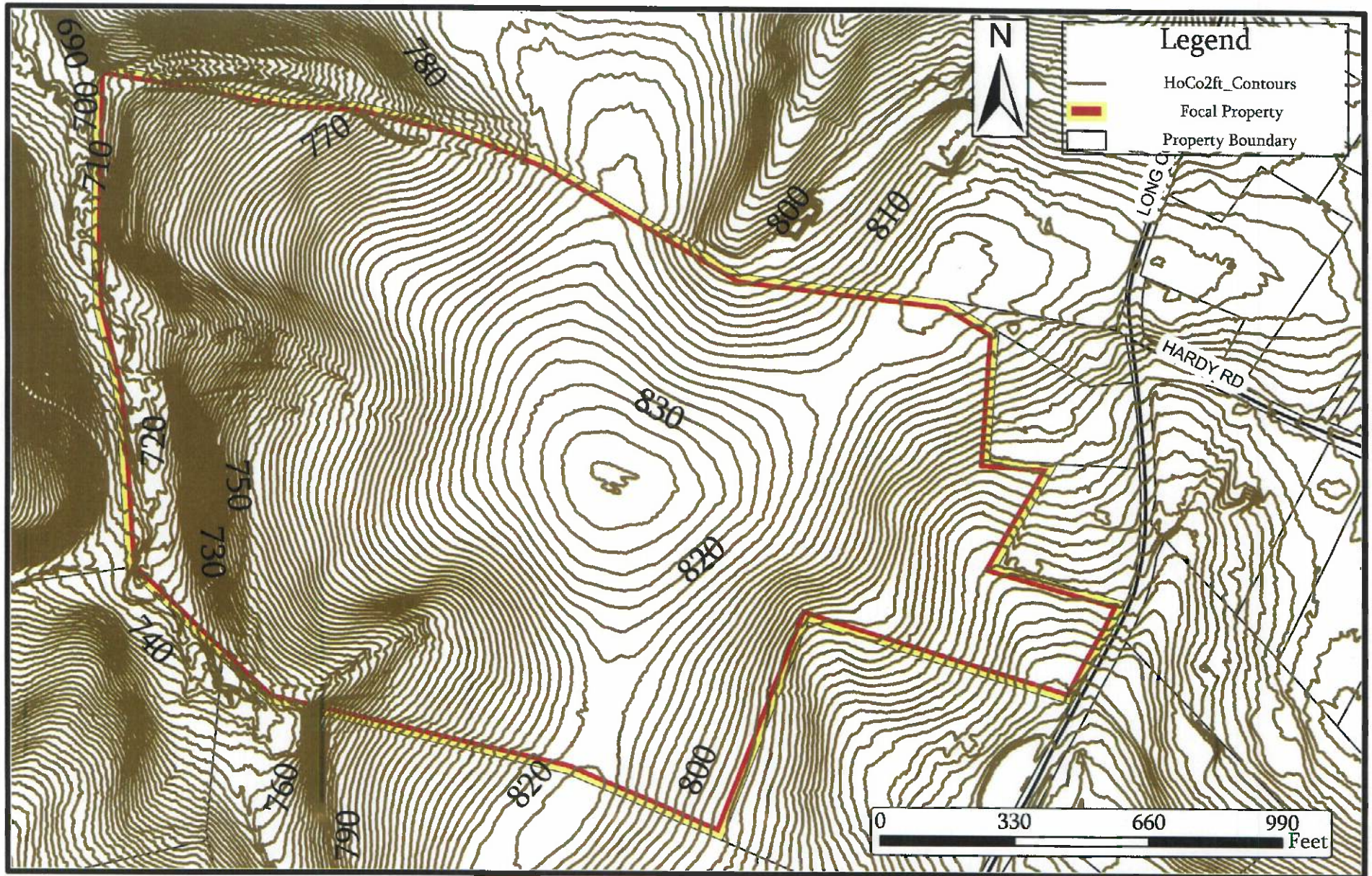
Harrison, Tax Map 6 Parcel 253

Howard County Planning and Zoning
Resource Conservation Division
January 2025



Soils

Scale 1:4,000



Harrison, Tax Map 6 Parcel 253

Howard County Planning and Zoning
Resource Conservation Division
January 2025



Slopes

Scale 1:4,000

Howard County Agricultural Land Preservation Program

APPLICATION FOR EASEMENT SALE

Applicant's Name Jeffrey Harrison & Sue A. Harrison
Mailing Address 2119 Gillis Falls Rd.
Woodbine MD 21797
Phone 410-259-6779 Fax _____ Email sueharrison1@aol.com
All Owners of Record (including life tenants and remaindermen)
Jeffrey Harrison
Sue A. Harrison

Farm Name, Corporate or Business Name _____
Type of Ownership (sole owner, partnership, LLC, corporation, etc.) _____
Farm Address Long Corner Rd.
Mt. Airy MD 21771
Tax Map 0006 Grid 0005 Parcel(s) 0253 Acres 67.63
Zoning Ag Liber/Folio (deed reference) 3999/0520

Legal/Property Information (use additional sheets if necessary to explain fully)

List the names and telephone numbers of lawyers or consultants you wish to receive information on your behalf:

List all holders of mortgages and liens (attach a subordination letter from each holder)

Is the land presently subject to any court proceedings (bankruptcy, etc.)? NO If yes, describe below:

Is the land subject to any easement restrictions (pipeline, transmission tower, historic or environmental easement)? NO

If yes, describe:

Are there any special exception/conditional uses currently on the farm? NO Case Number _____

If yes, describe:

Farm Information

Agricultural uses – describe numbers/types of livestock and type of crops, specialty crops, forest products, etc.

cropland - corn, soybeans, wheat, barley, hay

Historic land use - describe previous agricultural land uses if different from current or proposed uses.

Estimated Acreage

Tillable Cropland

53.00 acres

Nursery/Orchard

Pasture

Woodland

14.6

Wetlands

Ponds

Land in dwellings and farm buildings

Other

Total acres offered for easement sale

67.6

Acres on this farm owned by applicant and rented to others

none

Acres elsewhere rented from others and farmed by applicant

2100 acres

Soil Conservation and Water Quality Plan Yes ☒ No ☐

Status if Yes: In Process

Approval Date

Revision Date

Forest Management Plan

Yes

No

☒

Approval Date

Status if Yes: Non-commercial Acreage

Commercial Acreage

Employees

Full Time

1

Part Time

Seasonal

Structures Information

Does the landowner dwell on the property? Yes ☐ No ☒

Residences – List the dwellings and their use (principal dwellings, tenant houses, etc.) on the property

Structure type/use

Approximate size and age

none

Name and phone number of person(s) in residence, if different from owner

none

Agricultural and Other Buildings - List barns, storage buildings, greenhouses, roadside stands, etc.

Agricultural structure type/use	Approximate dimension or capacity

APPLICANT AUTHORIZATION

I/We hereby agree to offer the above-referenced property for easement sale to Howard County, Maryland, pursuant to Title 15 of the County Code. We understand that the attached application fee is non-refundable.

I/We hereby certify that all of the above information is correct to the best of our knowledge. We agree to allow Program staff and Board members to inspect our property with advance notice.

All owners of record must sign. Use additional sheet if necessary.

<u>Jeffrey Harrison</u> Signature	<u>11-27-2024</u> Date
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<u>Jeffrey Harrison</u> Print Name & Address	
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<u>Sue Harrison</u> Signature	<u>11-27-2024</u> Date
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<u>Sue A. Harrison</u> Print Name & Address	
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_____ Signature	_____ Date
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_____ Print Name & Address	
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_____ Signature	_____ Date
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_____ Print Name & Address	
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