



**Agricultural Preservation Advisory Board**  
**Department of Planning, Housing, and Zoning**

**County Commissioners’ Hearing Room**  
**400 High Street**  
**Chestertown, Maryland**

**AGENDA**

August 28, 2024  
5:00 p.m.

**Minutes**

**Ag Preservation District Applications .....Rec to CCs**  
Claude Dorsey and Stephen Nicholas Westcott, 12982 Augustine Herman Highway, Kennedyville, 124 ac

**Myers/Wallace, Land Exchange.....Rec to MALPF Board of Trustees**

**General Discussion**

**Adjourn**

Members of the public are welcome to attend meetings in person or via conference call.

Public participation and audio-only call-in number:

- 1. Dial **1-872-239-8359**
- 2. Enter Conference ID: **278-314-186#**

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Meetings are conducted in Open Session unless otherwise indicated. Meetings are subject to audio and video recordings. Other business without assigned times may be discussed during the course of this meeting as time allows.



**To:** Agricultural Preservation Advisory Board  
**From:** Rob Tracey, AICP, Associate Planner  
**Date:** August 28, 2024

## Memorandum

### Ag Preservation Districts

The farm meets the size and soils criteria for the creation of an ag preservation district. Property summary and maps are attached.

APD Number	Name	Acres	Map	Parcel	Location
24-01	Claude Doresy and Stephen Nicholas Westcott	124	14	10	12982 Augustine Herman Highway

### Myers/Wallace Land Exchange

The applicant is requesting approval to swap 2.16 acres of land from his farm located at 11650 Possum Hollow Road, which is currently encumbered by a MALPF easement, for a 2.28-acre parcel of property along Saint James Newtown Road, which is not encumbered by an easement (parcel 63). The purpose of the land exchange is for the property owner's daughter and son-in-law to be able to build a house on the south-eastern portion of the farm. Please see the attached map for a visual representation of the proposal.

The MALPF Board of Trustees requires that the land exchange meet the following criteria:

1. The exchanged acres must be equal, or if there is a difference, the total easement acres must increase.
2. The proposed exchange areas must have equal or better soil classifications.
3. If the exchange involves building a new house, the incoming parcel must be a buildable lot.

The soils and acres being exchanged are roughly comparable to each other. The proposed lot, the land currently under easement, is comprised of 0.47 acres of Class II soils, 0.73 acres of Class III soils, and 0.96 acres of non-qualifying soils. Parcel 63, the land to be exchanged, is comprised of 1.13 acres of Class II soils, 0.11 acres of Class III soils, and 1.04 acres of Class IV soils. The proposal appears to comply with the Kent County Comprehensive Plan.

Staff requests a letter of recommendation to the MALPF Board of Trustees.

**PROPOSED AGRICULTURAL LAND PRESERVATION DISTRICT  
STAFF REPORT SUMMARY**

**FILE #:** APD – 24-01  
**LANDOWNER(S):** Claude Dorsey and Stephen Nicholas Westcott  
**LOCATION:** 12982 Augustine Herman Highway, Kennedyville  
**TAX MAP, PARCEL #:** Map 14, Parcel 10

**SIZE:** 124 Acres

**RELATIONSHIP TO OTHER PRESERVED LAND** This property is adjacent to over 1,000 acres of districts and easements.

**TOTAL LAND USE:**

	<u>CROPLAND</u>	<u>PASTURE</u>	<u>WOODLAND</u>	<u>WETLAND</u>	<u>OTHER</u>
ACRES	37	30	57	0	0

**DWELLINGS:** 1 dwelling

**GENERAL FARMING OPERATION:** Horse Pasture/Hay

**PART OF LARGER OPERATION:** No

**OWNER OPERATED:** Yes

**TOTAL QUALIFYING SOILS:**

	<u>CLASS II</u>	<u>CLASS III</u>	<u>CLASS V</u>	<u>= TOTAL</u>
ACRES:	55.36	32.06	12.34	99.76
PERCENT:	45%	26%	10%	81%

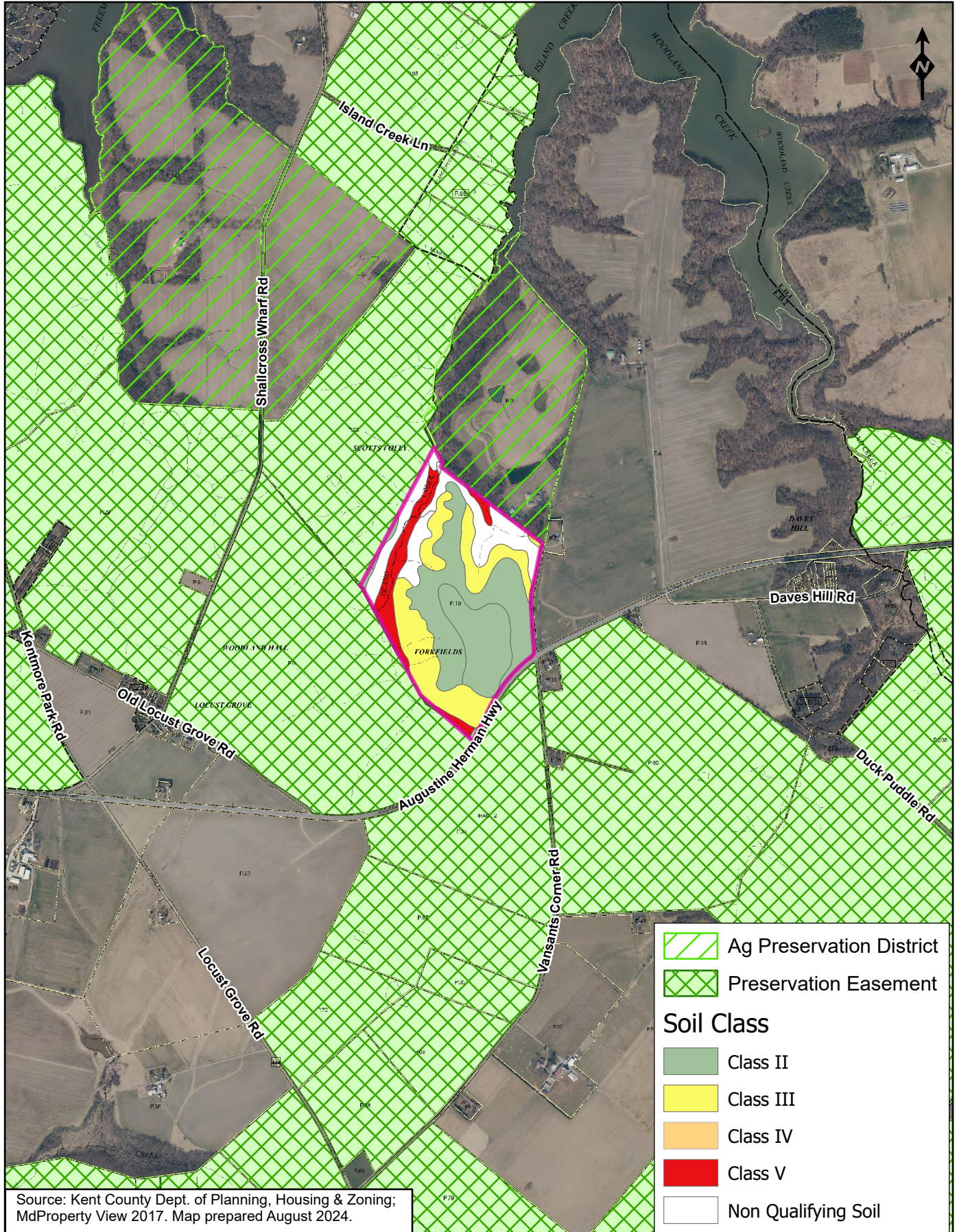
**COUNTY ZONING/DENSITY:** Agricultural Zoning District (AZD), base density 1:30.

**DEVELOPMENT PRESSURE:** Moderate

**ACREAGE WITHHELD:** No

**OTHER INFORMATION:** Farm is located within the Priority Preservation Area. The applicant is working with the Soil Conservation Office to update both their Water and Soil Conservation Plan and nutrient management plan.

**RECOMMENDATION:** Staff recommends approval.



Source: Kent County Dept. of Planning, Housing & Zoning; MdProperty View 2017. Map prepared August 2024.

	Ag Preservation District
	Preservation Easement
<b>Soil Class</b>	
	Class II
	Class III
	Class IV
	Class V
	Non Qualifying Soil





Source: Kent County Dept. of Planning, Housing & Zoning; MdProperty View 2017. Aerial taken Spring 2022. Map prepared July 2024.



Myers/Wallace  
Proposed Land Exchange

