



Agricultural Preservation Advisory Board
Department of Planning, Housing, and Zoning
400 High Street, Suite 130
Chestertown, MD 21620
410-778-7423 (voice/relay)

County Commissioners' Hearing Room
400 High Street
Chestertown, Maryland

AGENDA

June 16, 2021
6:00 p.m.

Members of the public are now welcome to attend meetings in person, virtually, or via conference call. You may also listen to the meeting either online at <https://www.kentcounty.com/commissioners/meeting-live-video> OR via the audio-only phone number and conference identification number listed below. If listening to the meeting online, the way for members of the public to provide verbal comments during the meeting is via the audio-only phone number.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **236 799 449#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment. Please note that if you are listening to the online livestream while waiting to call in to participate, there is an approximately 45-second delay. In order to avoid audio feedback issues, please mute the livestream before calling in.

FY2022 Easement Application Rankings.....Recommendation to CCs

Ag Preservation Districts

Redman Family Farm LLC – 8689 Bakers Lane

Goose Chase Farm LLC – Edesville Road

General Discussion

Adjourn

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.



Memorandum

To: Agricultural Preservation Advisory Board
From: Kent County Planning, Housing, & Zoning
Subject: FY 2022 Easement Applications - Rankings and Recommendation
Date: June 10, 2021

FY2022 Easement Applications and Rankings

We received 22 applications to sell an easement. Only 12 applications may be submitted to MALPF for appraisal. Because the FY2021 and FY2022 cycles are overlapping, MALPF is allowing counties to submit up to 17 applications by the July 1st deadline, provided that at least five of the 17 applications are still eligible to potentially receive a Round 2 offer in the FY 2021 cycle. We only received one Round 1 offer but anticipate the possibility of receiving several Round 2 offers. All applications have been scored and ranked using our new Easement Prioritization Formula.

I have included a blank copy of the Easement Prioritization Formula and a spreadsheet with the calculated rankings for your review. For your information, the Land Evaluation score is weighted so that it counts for 20% of the total points. There is also a map showing the 22 farms.

Please note that state law requires that these rankings remain **confidential** until the easement acquisition cycle is officially closed, probably about 12-18 months from now. I will send out a letter to let landowners know if their farm will be submitted to MALPF, but other than that you are not allowed to disclose any other information.

Agricultural Preservation Districts

ALP 21-01: Redman Family Farms LLC – 8689 Bakers Lane

The Redman Family has submitted an application to establish a district on their 118.31-acre farm located on Bakers Lane. The farm is adjacent over 5,000 acres of districts and easements. The farm has over 98% qualifying soils. There is a wireless communications tower on this farm that will be excluded from the district. A staff report with maps is attached.

ALP 21-02: Goose Chase Farm LLC – Edesville Road

The Mark Miller, representative of Goose Chase Farm LLC, has submitted an application to establish a district on his 380.96-acre farm located on Edesville Road. The farm is not adjacent to any other protected lands. The farm has almost 56% qualifying soils. A staff report with maps is attached.

Thanks!

FY 2022 Easement Prioritization Formula Scores/Rankings

| Code | Rank | | LE | 20% | F1 | F2 | F3 | F4 | F5 | F6 | 40% | P1 | P2 | P3 | P4 | P5 | P6 | 30% | TOTAL |
|----------|------|----------------------|-------|-------|----|----|----|----|----|----|-------|------|----|-------|----|----|----|-------|--------|
| | | <i>Maximum Score</i> | 100 | 20.00 | 25 | 25 | 15 | 20 | 10 | 5 | 40.00 | 25 | 25 | 20 | 15 | 5 | 10 | 40.00 | 100.00 |
| A | 1 | | 53.87 | 10.77 | 13 | 23 | 15 | 20 | 0 | 3 | 29.6 | 25 | 25 | | 7 | 5 | 10 | 28.8 | 69.17 |
| B | 2 | | 57.03 | 11.41 | 15 | 15 | 15 | 20 | 0 | 3 | 27.2 | 25 | 25 | | 5 | 5 | 10 | 28.0 | 66.61 |
| C | 3 | | 68.80 | 13.76 | 24 | 17 | 15 | 20 | 0 | 0 | 30.4 | 25 | 10 | | 10 | 5 | 2 | 20.8 | 64.96 |
| D | 4 | | 68.48 | 13.70 | 18 | 25 | 15 | 20 | 0 | 1 | 31.6 | 2 | 20 | 7.40 | 2 | 5 | 10 | 18.6 | 63.85 |
| E | 5 | | 50.62 | 10.12 | 21 | 9 | 15 | 20 | 0 | 3 | 27.2 | 25 | 25 | | 5 | 5 | 4 | 25.6 | 62.92 |
| F | 6 | | 67.97 | 13.59 | 16 | 28 | 15 | 20 | 0 | 0 | 31.6 | 2 | 20 | 7.07 | 0 | 5 | 10 | 17.6 | 62.82 |
| G | 7 | | 66.11 | 13.22 | 24 | 15 | 15 | 10 | 0 | 0 | 25.6 | 25 | 5 | | 10 | 5 | 10 | 22.0 | 60.82 |
| H | 8 | | 51.22 | 10.24 | 19 | 9 | 15 | 20 | 0 | 3 | 26.4 | 25 | 15 | | 5 | 5 | 10 | 24.0 | 60.64 |
| I | 9 | | 58.16 | 11.63 | 18 | 23 | 15 | 20 | 0 | 3 | 31.6 | 18.2 | 10 | | 7 | 5 | 2 | 16.9 | 60.11 |
| J | 10 | | 50.13 | 10.03 | 24 | 11 | 15 | 5 | 0 | 0 | 22.0 | 25 | 25 | | 10 | 5 | 4 | 27.6 | 59.63 |
| K | 11 | | 57.81 | 11.56 | 9 | 23 | 15 | 20 | 0 | 1 | 27.2 | 25 | 20 | | 0 | 5 | 2 | 20.8 | 59.56 |
| L | 12 | | 76.92 | 15.38 | 6 | 23 | 15 | 20 | 0 | 0 | 25.6 | 17.9 | 10 | | 5 | 5 | 4 | 16.8 | 57.74 |
| M | 13 | | 51.00 | 10.20 | 11 | 5 | 15 | 20 | 0 | 0 | 20.4 | 3.5 | 25 | 13.29 | 10 | 5 | 8 | 25.9 | 56.52 |
| N | 14 | | 37.13 | 7.43 | 10 | 3 | 15 | 20 | 0 | 1 | 19.6 | 25 | 25 | | 7 | 5 | 10 | 28.8 | 55.83 |
| O | 15 | | 50.33 | 10.07 | 6 | 17 | 15 | 20 | 0 | 3 | 24.4 | 25 | 5 | | 10 | 5 | 8 | 21.2 | 55.67 |
| P | 16 | | 67.60 | 13.52 | 21 | 5 | 15 | 20 | 0 | 0 | 24.4 | 5.4 | 20 | | 7 | 5 | 6 | 17.4 | 55.28 |
| Q | 17 | | 75.14 | 15.03 | 5 | 23 | 15 | 20 | 0 | 0 | 25.2 | 17.9 | 10 | | 0 | 5 | 2 | 14.0 | 54.19 |
| R | 18 | | 52.94 | 10.59 | 14 | 13 | 15 | 20 | 0 | 3 | 26.0 | 5.3 | 20 | | 5 | 5 | 6 | 16.5 | 53.11 |
| S | 19 | | 60.63 | 12.13 | 7 | 15 | 15 | 15 | 0 | 3 | 22.0 | 0.6 | 25 | 2.23 | 10 | 5 | 4 | 18.7 | 52.86 |
| T | 20 | | 51.76 | 10.35 | 5 | 9 | 15 | 15 | 0 | 1 | 18.0 | 19.6 | 25 | | 5 | 5 | 6 | 24.2 | 52.59 |
| U | 21 | | 57.74 | 11.55 | 5 | 17 | 15 | 20 | 0 | 3 | 24.0 | 5.1 | 20 | | 5 | 5 | 6 | 16.4 | 51.99 |
| V | 22 | | 52.73 | 10.55 | 2 | 19 | 15 | 20 | 0 | 0 | 22.4 | 5 | 25 | | 5 | 5 | 6 | 18.4 | 51.35 |

MALPF EASEMENT PRIORITIZATION FORMULA

OWNER NAME(S) _____ NUMBER OF ACRES _____ Kent ALP FILE# _____

LAND EVALUATION SCORE _____ SITE ASSESSMENT SCORE _____ TOTAL POINTS THIS CYCLE _____

RANK _____ DATE _____

Land Evaluation Site Assessment (LESA) Ranking Guidelines for the Maryland Agricultural Land Preservation Foundation

| LAND EVALUATION (LE) | SITE ASSESSMENT (SA) | | | |
|--|--|--|---|--|
| Soil Productivity & Capability Index 100 pts (20%) | Farm Quality & Potential 100 points (40%) | | Priority Preservation Area Status 100 points (40%) | |
| Capability Class Score (100 points) = Land Evaluation Score | F1 | Farm Size (compared to median size farm) 25 points, 10% | P1 | Protection of Surrounding Area 25 points, 10% |
| | F2 | On-Site Production 25 points, 10% | P2 | Priority Preservation Area (PPA) and Distance from a Priority Funding Area (PFA) 25 points, 10% |
| | F3 | Stewardship/Conservation of Land 15 points, 6% | P3 | New block of Protected Lands 20 points, 8% |
| | F4 | Farm Ownership and Operation 20 points, 8% | P4 | Historic, Scenic, or Habitat Value of Site 15 points, 6% |
| | F5 | Value-added Production 10 points, 4% | P5 | Re-application 5 points, 2% |
| | F6 | Length of Ownership 5 points, 2% | P6 | Date of Application 10 points, 4% |
| | ↓ | ↓ | | ↓ |
| 20% | 40% | | 40% | |

AGRICULTURAL SITEASSESSMENT

| No. | Farm Quality and Potential of Property | Points: _____ (100 pts. max.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------|---|----------------------------------|----|------------|----|------------|----|------------|----|----------|----|------------|----|------------|----|------------|----|------------|---|----------|----|------------|----|------------|----|---------------------------------|----|------------|---|----------|---|------------|----|------------|----|------------|----|-----------|---|----------|---|------------|----|------------|----|------------|----|----------|---|-------|---|---------------------------------|
| F1 | <p>Farm Size (compared to the median size farm) <i>How large is the proposed easement site compared to the average sized farming unit in the County? (Median size is based on the latest available Census of Agriculture). Median farm size in Kent County is 123 acres. (Source: 2017 Census of Agriculture).</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 15%;">> 270%</td> <td style="width: 5%;">25</td> <td style="width: 15%;">220.01-230</td> <td style="width: 5%;">20</td> <td style="width: 15%;">170.01-180</td> <td style="width: 5%;">15</td> <td style="width: 15%;">120.01-130</td> <td style="width: 5%;">10</td> <td style="width: 15%;">70.01-80</td> <td style="width: 5%;">5</td> </tr> <tr> <td>260.01-270</td> <td>24</td> <td>210.01-220</td> <td>19</td> <td>160.01-170</td> <td>14</td> <td>110.01-120</td> <td>9</td> <td>60.01-70</td> <td>4</td> </tr> <tr> <td>250.01-260</td> <td>23</td> <td>200.01-210</td> <td>18</td> <td>150.01-160</td> <td>13</td> <td>100.01-110</td> <td>8</td> <td>50.01-60</td> <td>3</td> </tr> <tr> <td>240.01-250</td> <td>22</td> <td>190.01-200</td> <td>17</td> <td>140.01-150</td> <td>12</td> <td>90.01-100</td> <td>7</td> <td>40.01-50</td> <td>2</td> </tr> <tr> <td>230.01-240</td> <td>21</td> <td>180.01-190</td> <td>16</td> <td>130.01-140</td> <td>11</td> <td>80.01-90</td> <td>6</td> <td>< 40%</td> <td>1</td> </tr> </table> | > 270% | 25 | 220.01-230 | 20 | 170.01-180 | 15 | 120.01-130 | 10 | 70.01-80 | 5 | 260.01-270 | 24 | 210.01-220 | 19 | 160.01-170 | 14 | 110.01-120 | 9 | 60.01-70 | 4 | 250.01-260 | 23 | 200.01-210 | 18 | 150.01-160 | 13 | 100.01-110 | 8 | 50.01-60 | 3 | 240.01-250 | 22 | 190.01-200 | 17 | 140.01-150 | 12 | 90.01-100 | 7 | 40.01-50 | 2 | 230.01-240 | 21 | 180.01-190 | 16 | 130.01-140 | 11 | 80.01-90 | 6 | < 40% | 1 | Points: _____ (25 pts. max.) |
| > 270% | 25 | 220.01-230 | 20 | 170.01-180 | 15 | 120.01-130 | 10 | 70.01-80 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 260.01-270 | 24 | 210.01-220 | 19 | 160.01-170 | 14 | 110.01-120 | 9 | 60.01-70 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 250.01-260 | 23 | 200.01-210 | 18 | 150.01-160 | 13 | 100.01-110 | 8 | 50.01-60 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 240.01-250 | 22 | 190.01-200 | 17 | 140.01-150 | 12 | 90.01-100 | 7 | 40.01-50 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 230.01-240 | 21 | 180.01-190 | 16 | 130.01-140 | 11 | 80.01-90 | 6 | < 40% | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F2 | <p>On-Site Production <i>What percentage of the site is being farmed for income (managed for a scheduled commercial harvest) or managed as woodland with a forest management plan that emphasizes wood product production? This land includes crop fields, pastureland, livestock operations, forest, agricultural buildings, etc.) <u>This does not</u> include lawns, home areas, or wetlands.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 20px;"> <tr> <td style="width: 15%;">> 95%</td> <td style="width: 5%;">25</td> <td style="width: 15%;">75.01-80</td> <td style="width: 5%;">17</td> <td style="width: 15%;">55.01-60</td> <td style="width: 5%;">9</td> </tr> <tr> <td>90.01-95</td> <td>23</td> <td>70.01-75</td> <td>15</td> <td>50.01-55</td> <td>7</td> </tr> <tr> <td>85.01-90</td> <td>21</td> <td>65.01-70</td> <td>13</td> <td>45.01-50</td> <td>5</td> </tr> <tr> <td>80.01-85</td> <td>19</td> <td>60.01-65</td> <td>11</td> <td><45%</td> <td>3</td> </tr> </table> | > 95% | 25 | 75.01-80 | 17 | 55.01-60 | 9 | 90.01-95 | 23 | 70.01-75 | 15 | 50.01-55 | 7 | 85.01-90 | 21 | 65.01-70 | 13 | 45.01-50 | 5 | 80.01-85 | 19 | 60.01-65 | 11 | <45% | 3 | Points: _____ (25 pts. max.) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| > 95% | 25 | 75.01-80 | 17 | 55.01-60 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 90.01-95 | 23 | 70.01-75 | 15 | 50.01-55 | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 85.01-90 | 21 | 65.01-70 | 13 | 45.01-50 | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 80.01-85 | 19 | 60.01-65 | 11 | <45% | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F3 | <p>Stewardship/Conservation of Land, Water, and Natural Resources <i>To promote the protection of the Chesapeake Bay and its tributaries, MALPF requires that all easement properties have an implemented soil and water conservation plan. Does the landowner have an up to date Soil and Water Conservation Plan? Or, has the NRCS or local SWCD determined that the farm does not need any conservation plan? Does the landowner have an up to date Nutrient Management Plan?</i></p> <ul style="list-style-type: none"> • SWCP and Nutrient Management Plan are up to date. 15 points • SWCP is up to date. 7.5 points • Nutrient Management Plan is up to date. 7.5 points | Points: _____ (15 pts. max.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | |
|----|--|---|
| F4 | <p>Farm Ownership and Operation</p> <p>Is the landowner a resident, full-time farmer, retired with the farm operated by family members, or <i>does the landowner live on the farm and lease to a full-time farmer or does a part-time resident farmer operate the farm?</i></p> <ul style="list-style-type: none"> • Applicant lives in the County and the applicant or a family member is actively farming the subject property 20 points • Applicant lives in the County and the farm is leased to a non-family member 15 points • Applicant does not live in the County and the applicant or a family member is actively farming the subject property 10 points • Applicant does not live in the County and the farm is leased to a non-family member 5 points | <p>Points: _____ (20 pts. max.)</p> |
| F5 | <p>Value-added Production</p> <ul style="list-style-type: none"> • Farming operation includes animal production such as a dairy, poultry, beef cattle, or hogs with direct sales to consumers 5 points • Farming operation does direct sales to consumers from the farm or from local markets of non-animal products 5 points • Farm offers agritourism opportunities 5 points | <p>Points: _____ (10 pts. max.)</p> |
| F6 | <p>Length of Ownership</p> <p><i>How long has the landowner, or his family, owned the farm?</i></p> <ul style="list-style-type: none"> • Applicant, or his family, has owned the farm for at least 25 years 1 points • Applicant, or his family, has owned the farm for at least 40 years 3 points • The farm has been designated as a Century Farm 5 points | <p>Points: _____ (5 pts. max.)</p> |

| No. | Priority Preservation Area Status | Points: _____ (100 pts. max.) |
|-----|---|----------------------------------|
| P1 | <p>Priority Preservation Area (PPA) and Protection of Surrounding Area State and county policies have always emphasized the need to preserve large blocks of farmland for the continuance of agricultural operations. <i>How well is the subject property protected by surrounding lands that are permanently protected by easements or protective zoning, or temporarily protected as agricultural districts?</i></p> <p>The points credited for proximity to permanent easements will carry three times the weight of points credited for Districts. The size of the applicant farm is given credit by including it in the easement acreage. No points will be awarded if the property is not within the County's PPA.</p> <ul style="list-style-type: none"> • Easements - The combined total acreage of the applicant property and all properties subject to an easement to the Maryland Agricultural Land Preservation Foundation, the Maryland Environmental Trust, or other easement(s) with similar restrictions, which are located within an adjacent block will be calculated. State or Federal Resource Lands will be considered as equivalent to easements. The applicant will receive one (1) point for each 200 acres, or portion thereof, of the total acres calculated in this subsection. • Districts - The total acreage of all non-easement properties subject to a District Agreement with the County which are located within an adjacent block of the applicant's property will be calculated. The applicant will receive one (1) point for each 300 acres, or portion thereof, of the total acres calculated in this subsection. | Points: _____ (25 pts. max.) |
| P2 | <p>Distance from a Priority Funding Area (PFA) <i>Is the property near a PFA such that it serves as a buffer between a PFA and a conservation zone; or is it sufficiently distant from a PFA or designated growth area to form part of a larger contiguous block of farmland?</i></p> <p>Identify the correct distance and assign the indicated points. The application can receive points for only one distance range.</p> <ul style="list-style-type: none"> • The applicant property is adjacent to a community with sewer and/or water. 5 points • The applicant property is less than ½ mile, but is not adjacent to a community with sewer and/or water 10 points • The applicant property is more than ½ mile, but less than 1 mile from a community with sewer and/or water 15 points • The applicant property is more than 1 mile, but less than 2 miles from a community with sewer and/or water 20 points • The applicant property is more than 2 miles from a community with sewer and/or water 25 points | Points: _____ (25 pts. max.) |

| | | |
|----|---|---------------------------------|
| P3 | <p>Starting New Block of Protected Lands <i>In order to encourage landowners in areas of the County that are less protected, points will be given for smaller/newer blocks of protected lands. Farms can only qualify for these points if they received 5 or fewer points in P1 above.</i> No points will be awarded if the applicant property is not within the County's PPA.</p> <ul style="list-style-type: none"> • Easements - The combined total acreage of the applicant property and all properties subject to an easement to the Maryland Agricultural Land Preservation Foundation, the Maryland Environmental Trust, or other easement(s) with similar restrictions, which are located within an adjacent block will be calculated. State or Federal resources lands will be considered as equivalent to easements. The applicant will receive one (1) point for each 50 acres, or portion thereof, of the total acres calculated in this subsection. • Districts - The total acreage of all non-easement properties subject to a District Agreement with the County which are located within an adjacent block of the applicant's property will be calculated. The applicant will receive one (1) point for each 100 acres, or portion thereof, of the total acres calculated in this subsection. | Points: _____ (20 pts. max.) |
| P4 | <p>Historic, Scenic, or Habitat Value of Site <i>Does the subject property have non-agricultural site-specific attributes highly valued by the County?</i></p> <p>A property shall receive the points indicated for each of the qualifying designations below. If a property contains several of the designations, the points for each shall be added together for a total score which shall not be greater than 15 points. Do <u>not</u> count historic designations more than once. To verify if a site contains these attributes, an evaluator may need to consult with the appropriate State or County representative or agency, such as the designated local Historic Preservation Planner, the Maryland Historical Trust, or the Department of Natural Resources.</p> <ul style="list-style-type: none"> • Contains structure/s listed in the National Register of Historic Places or the County Historic Sites Listing 2 points • Contains Rare, Threatened or Endangered Species Habitat or is in an Area of Critical State Concern 2 points • Is part of a contiguous forested area (25 acres or greater) 5 points • Located along a National or State Scenic Byway 5 points • Borders tidal waters 5 points <p>TOTAL POINTS (add the point totals above together – not to exceed 15 points) = _____points</p> | Points: _____ (15 pts. max.) |
| P5 | <p>Re-application Has an application for this specific property been submitted to the County previously that has not resulted in an easement offer.</p> | Points: _____ (5 pts. max.) |

| | | | |
|----|--|---|---------------------------------|
| P6 | Date of Application from District Establishment Current calendar year minus 5 Current calendar year minus 4 Current calendar year minus 3 Current calendar year minus 2 Current calendar year minus 1 Current calendar year | 10 points 8 points 6 points 4 points 2 points 0 points | Points: _____ (10 pts. max.) |
|----|--|---|---------------------------------|

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

FILE #: ALP- 21-01
LANDOWNER(S): Redman Family Farms LLC

LOCATION: 8689 Bakers Lane, Chestertown, MD 21620
TAX MAP, PARCEL #: Map 36, Parcels 4 and 44

SIZE: 118.31 acres

RELATIONSHIP TO OTHER PRESERVED LAND: This property is adjacent to over 5,360 acres of districts and easements.

| | | | | | |
|------------------------|-----------------|----------------|-----------------|----------------|--------------|
| TOTAL LAND USE: | <u>CROPLAND</u> | <u>PASTURE</u> | <u>WOODLAND</u> | <u>WETLAND</u> | <u>OTHER</u> |
| ACRES | 114.5 | 0 | 0 | 0 | 3.5 |

DWELLINGS: One existing dwelling

GENERAL FARMING OPERATION: Grain and vegetables

PART OF LARGER OPERATION: Yes

OWNER OPERATED: Yes

| | | | | | | |
|--------------------------------|----------------|-----------------|------------------|-----------------|----------------|----------------|
| TOTAL QUALIFYING SOILS: | <u>CLASS 1</u> | <u>CLASS II</u> | <u>CLASS III</u> | <u>CLASS IV</u> | <u>GROUP 2</u> | <u>= TOTAL</u> |
| ACRES: | 75.5 | 41.1 | 0.00 | 0.00 | 0.00 | 116.6 |
| PERCENT: | 63.8 | 34.7 | 0.00 | 0.00 | 0.00 | 98.5 |

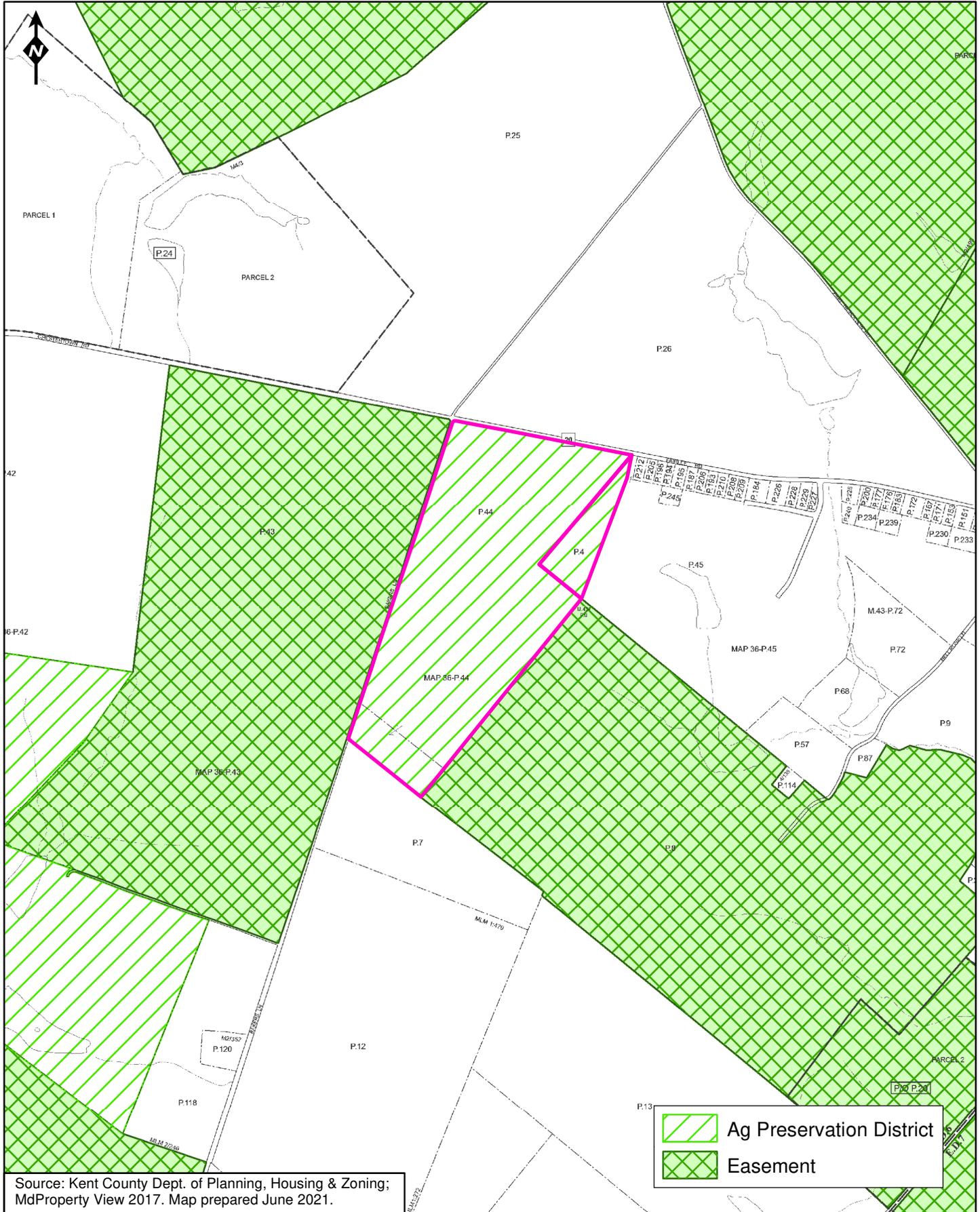
COUNTY ZONING/DENSITY: Agricultural Zoning District (AZD), base density 1:30

DEVELOPMENT PRESSURE: Moderate

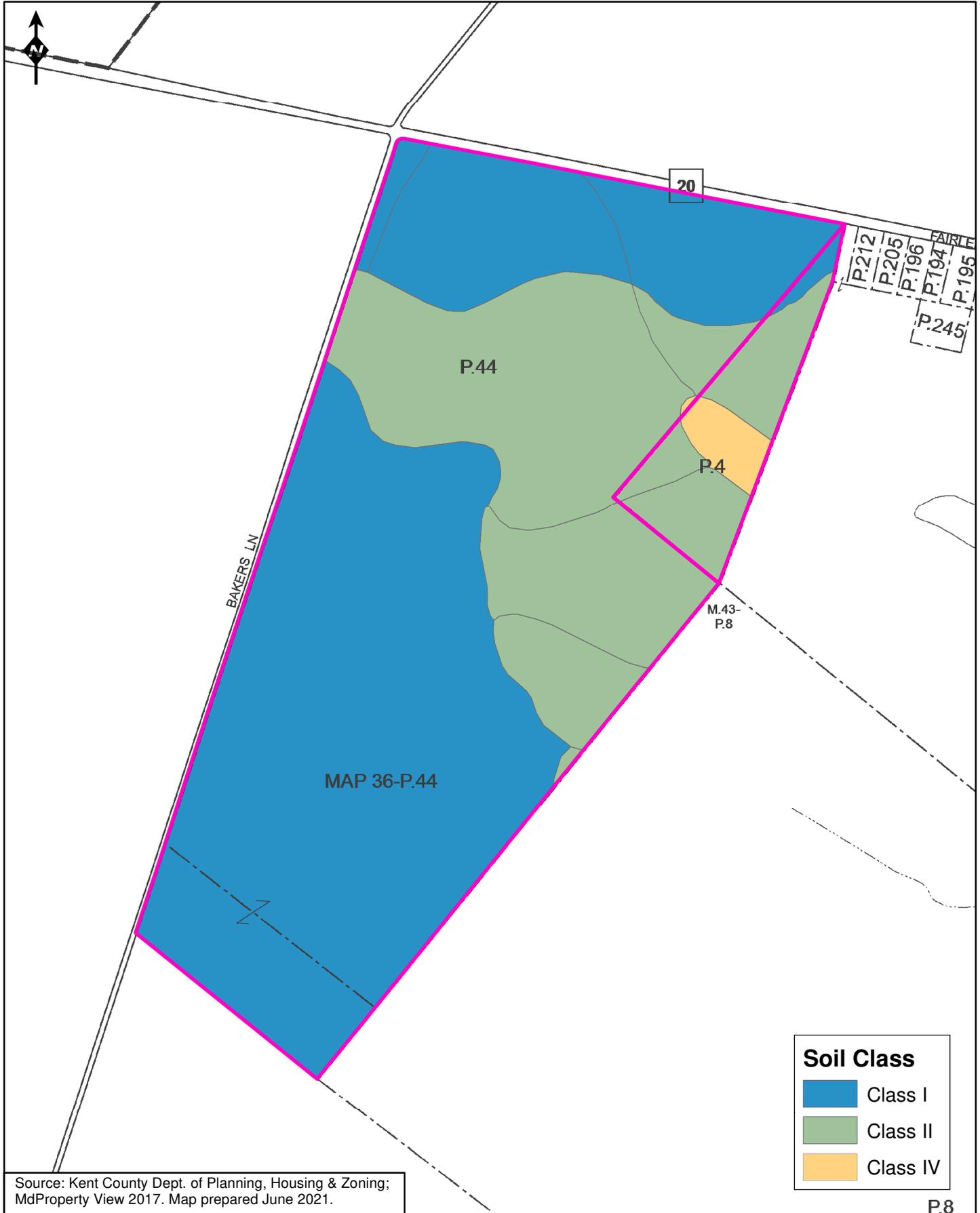
ACREAGE WITHHELD: Cell tower compound – 0.5 acres

OTHER INFORMATION: Farm is located within the Priority Preservation Area. A Soil and Water Conservation Plan and Nutrient Management Plan are in effect.

RECOMMENDATION: Staff recommends approval.



Source: Kent County Dept. of Planning, Housing & Zoning; MdProperty View 2017. Map prepared June 2021.



Source: Kent County Dept. of Planning, Housing & Zoning;
MdProperty View 2017. Map prepared June 2021.

| Soil Class | |
|---|----------|
|  | Class I |
|  | Class II |
|  | Class IV |

P.8



Source: Kent County Dept. of Planning, Housing & Zoning;
MdProperty View 2017. Map prepared June 2021.

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

FILE #: ALP- 21-02
LANDOWNER(S): Goose Chase Farm LLC

LOCATION: Edesville/Piney Neck Road, Rock Hall, MD
TAX MAP, PARCEL #: Map 51, Parcel 36

SIZE: 380.96 acres

RELATIONSHIP TO OTHER PRESERVED LAND This property is not adjacent to other preserved lands.

| | | | | | |
|------------------------|-----------------|----------------|-----------------|----------------|--------------|
| TOTAL LAND USE: | <u>CROPLAND</u> | <u>PASTURE</u> | <u>WOODLAND</u> | <u>WETLAND</u> | <u>OTHER</u> |
| ACRES | 200 | 0 | 180 | 0 | 0 |

DWELLINGS: No dwellings

GENERAL FARMING OPERATION: Grain

PART OF LARGER OPERATION: Yes

OWNER OPERATED: No, cash lease

| | | | | | | |
|--------------------------------|----------------|-----------------|------------------|-----------------|----------------|----------------|
| TOTAL QUALIFYING SOILS: | <u>CLASS 1</u> | <u>CLASS II</u> | <u>CLASS III</u> | <u>CLASS IV</u> | <u>GROUP 2</u> | <u>= TOTAL</u> |
| ACRES: | 0.00 | 164.0 | 49.1 | 0.00 | 0.00 | 213.1 |
| PERCENT: | 0.00 | 43.0 | 12.9 | 0.00 | 0.00 | 55.9 |

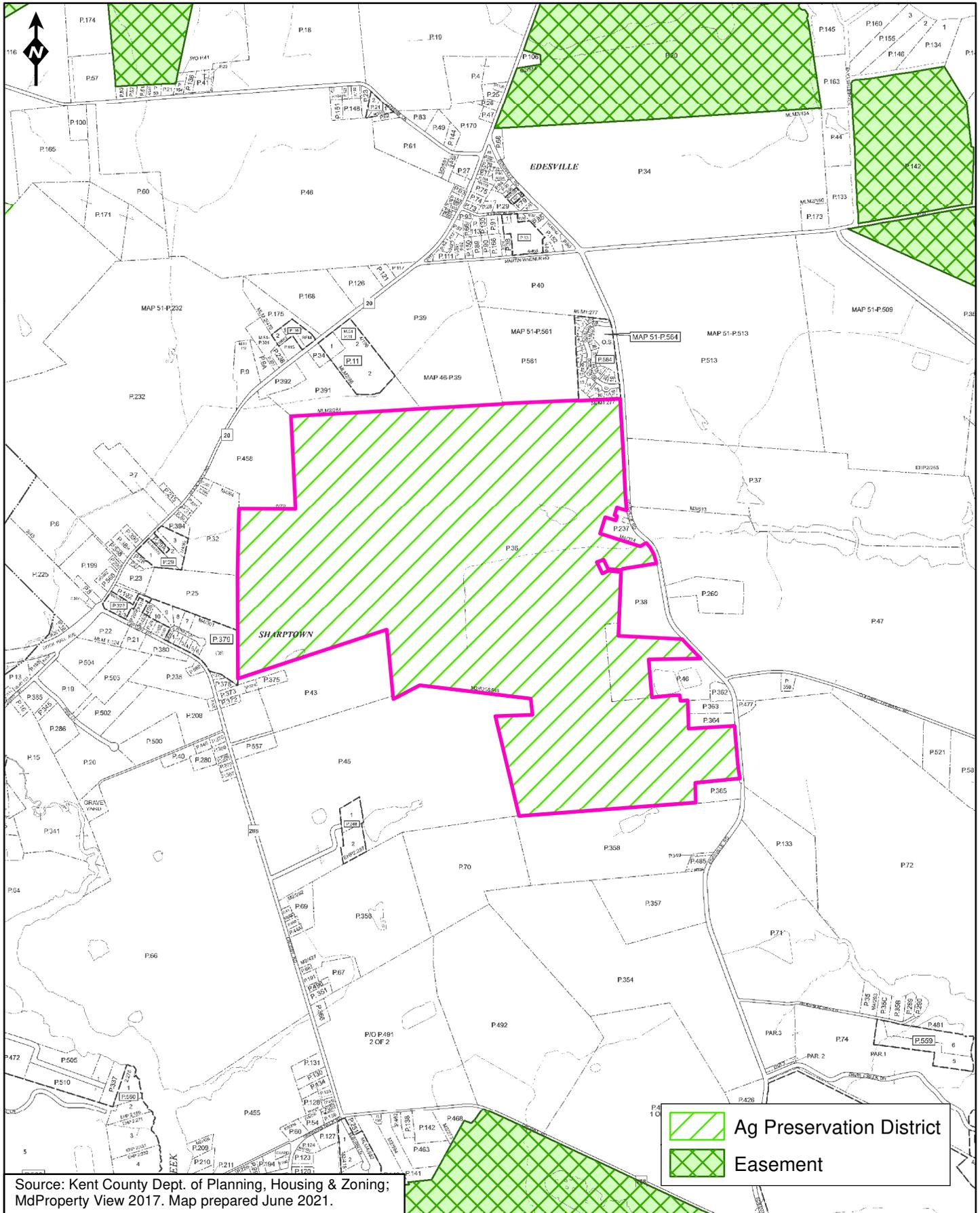
COUNTY ZONING/DENSITY: Agricultural Zoning District (AZD), base density 1:30

DEVELOPMENT PRESSURE: Moderate

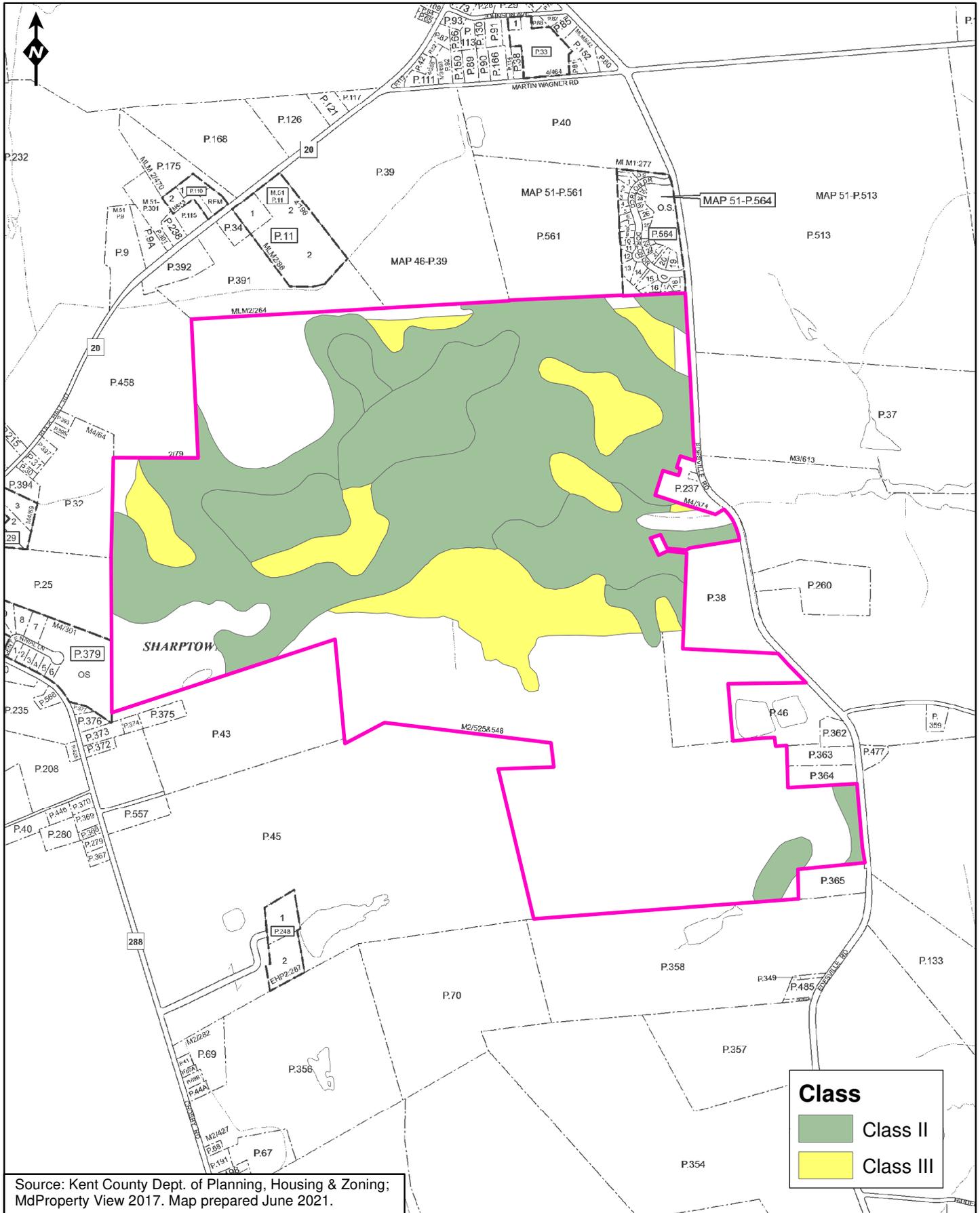
ACREAGE WITHHELD: None

OTHER INFORMATION: Farm is located within the Priority Preservation Area. A Soil and Water Conservation Plan and Nutrient Management Plan are in effect.

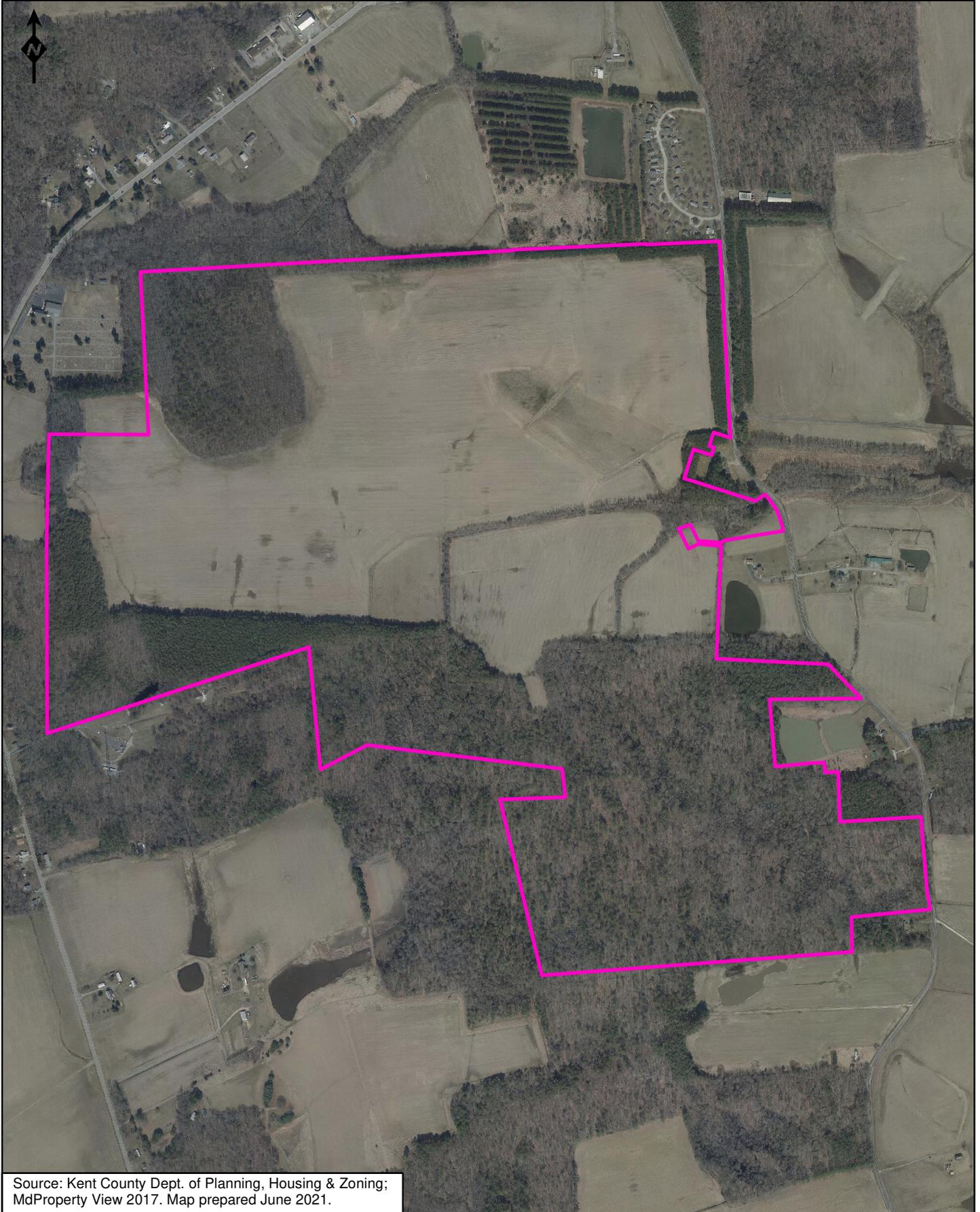
RECOMMENDATION: Staff recommends approval.



Source: Kent County Dept. of Planning, Housing & Zoning; MdProperty View 2017. Map prepared June 2021.



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 MdProperty View 2017. Map prepared June 2021.



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MdProperty View 2017. Map prepared June 2021.