

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2020-05

BILL NO. 2020-01

Title of Bill: Approval - Agricultural Preservation District – McKeown Family LLC

Synopsis: A Bill to approve the petition of Robert McKeown Jr., and Deborah McKeown property located Knollwood Farm, Eastside of Locust Point Road, Elkton, MD 21921 (Acres: 220, Election District: 2, Tax Map: 38, Grid: 8, Parcels: 511 & 532), requesting the establishment of an agricultural preservation district.

Introduced by: Council President at the request of the County Executive

Introduced and order posted on: March 3, 2020

Public hearing scheduled on: April 7, 2020 at 7:00 p.m.

Consideration scheduled on: April, 21, 2020

By: 
Council Manager

PUBLIC HEARING

Notice of time and place of public hearing and title of Bill having been posted by March 3, 2020 at the County Administration Building, 200 Chesapeake Blvd., Elkton, and having been published according to the Charter on March 25, 2020 and April 1, 2020 a public hearing was held on April 7, 2020 and concluded on April 7, 2020.

By: 
Council Manager

Explanation: CAPITAL LETTERS INDICATE LANGUAGE ADDED TO EXISTING DOCUMENT
~~Strike through~~ indicates language deleted from existing document
Underlining indicates language added to document by amendment.
~~Double Strike through~~ indicates language stricken from document by amendment.

1 **WHEREAS**, pursuant to Section 2-501-502 of the Agriculture Article of the Annotated Code of
2 Maryland, the Maryland Agricultural Land Preservation Foundation (MALPF) was established in the
3 Department of Agriculture to protect agricultural land and woodland as open-space land; and

4 **WHEREAS**, pursuant to Section 2-504.1(a), in each county containing productive agricultural land,
5 the county governing body shall appoint an agricultural preservation board; and

6 **WHEREAS**, the county agricultural land preservation board shall advise the county governing body
7 with respect to the establishment of agricultural districts; and to approve or disapprove an application for
8 certification; and

9 **WHEREAS**, pursuant to Section 2-509(b)(1-2) one or more owners of land actively devoted to
10 agricultural use may file a petition with the county governing body requesting the establishment of an
11 agricultural district; and shall refer the petition or application to the county agricultural land preservation
12 board and to the county planning and zoning body; and

13 **WHEREAS**, the county agricultural land preservation board shall advise the county governing body
14 as to whether or not the land in the proposed district or proposed easement meets the qualifications
15 established by MALPF; and whether or not the board recommends establishment of the district; and

16 **WHEREAS**, the county planning and zoning body shall advise the local governing body as to
17 whether or not establishment of the district is compatible with existing and approved county plans and
18 overall county policy, and whether or not the planning and zoning body recommends establishment of
19 the district; and

20 **WHEREAS**, if either the county agricultural land preservation board or the planning and zoning
21 body recommends approval, the county governing body shall hold a public hearing on the petition; and

22 **WHEREAS**, the county governing body shall render a decision as to whether or not an agricultural
23 district shall be established for this petition or application; and

24 **WHEREAS**, the Cecil County Department of Land Use and Development Services has
25 recommended approval of the petition of Robert McKeown Jr., and Deborah McKeown for property
26 located at Knollwood Farm, Eastside of Locust Point Road, Elkton, MD 21921. (Acres: 220, Election
27 District: 2, Tax Map: 38, Grid: 8, Parcels: 511 & S32); and

28 **WHEREAS**, the Cecil County Agricultural Land Preservation Advisory Board has recommended
29 approval of the petition of Robert McKeown Jr., and Deborah McKeown for property located at

Approval - Agricultural Preservation District – McKeown Family LLC

30 Knollwood Farm, Eastside of Locust Point Road, Elkton, MD 21921. (Acres: 220, Election District: 2, Tax
31 Map: 38, Grid: 8, Parcels: 511 & 532); and

32 **WHEREAS**, the Cecil County Planning Commission has recommended approval of the petition of
33 Robert McKeown Jr., and Deborah McKeown for property located at Knollwood Farm, Eastside of Locust
34 Point Road, Elkton, MD 21921. (Acres: 220, Election District: 2, Tax Map: 38, Grid: 8, Parcels: 511 & 532);
35 and

36 **WHEREAS**, pursuant to Section A385-3 Standards, in Chapter A385. Purchase of Development
37 Rights Program and Fund, in the Code of Cecil County, the Cecil County Purchase of Development Rights
38 Program allows a landowner the option of establishing an agricultural preservation district, a minimum of
39 five-year agreement by the landowner not to develop the land and sets standards.

40 **NOW, THEREFORE, BE IT HEREBY ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY,**
41 **MARYLAND**, that the petition of Robert McKeown Jr., and Deborah McKeown for property located at
42 Knollwood Farm, Eastside of Locust Point Road, Elkton, MD 21921. (Acres: 220, Election District: 2, Tax
43 Map: 38, Grid: 8, Parcels: 511 & 532); is approved for the establishment of an agricultural preservation
44 district.

45 **AND, BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND**, that
46 this Act shall take effect in 60 calendar days from the date it becomes law.

CERTIFICATION

I, HEREBY CERTIFY that the above Bill was posted for the public on the public bulletin board with the date, time and location of the public hearing meeting, copies were made available for the public, a copy was distributed to the press, and copy was made available on the Cecil County website.


BY Council Manager

BILL NO: 2020-01

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is hereby submitted to the County Council of Cecil County, Maryland for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James Massey
Council Manager

[Signature]
Council President

Date: April 21, 2020

Date: April 21, 2020

BY THE COUNCIL

Read the third time.

Passed – LSD 2020-08

Failed of Passage – LSD _____

BY: James Massey
Council Manager

SEALED WITH THE COUNTY SEAL AND PRESENTED TO THE COUNTY EXECUTIVE for approval this

23rd day of April, 2020 at 12:00 am/pm
(within 10 business days from adoption §306)



BY: James Massey
Council Manager

BY THE EXECUTIVE:

[Signature]
Cecil County Executive

APPROVED Date: 4/23/2020

VETOED Date: _____

(within 10 business days from presentation §306)

BY THE COUNCIL

Bill No. ~~2019-23~~ having been approved by the Executive and returned to the Council becomes law

on April 23, 2020 with an effective date of June 22, 2020

BY: James Massey
Council Manager



Cecil County, Maryland Agricultural Land Preservation District Program Property Description

Please complete this form as thoroughly and accurately as possible. Attach separate sheets if necessary. Please contact the Division of Planning & Zoning at 410-996-5220 with any questions

1. Applicants Name(s):
(All Owners of Record)

McKeown Family LLC
Owner's Name (Primary Contact)

<u>Robert Donnell McKeown, Jr</u> Owner's Name	<u>Managing member</u> Relationship to Primary Contact
<u>Deborah Lynn McKeown</u> Owner's Name	<u>Managing member</u> Relationship to Primary Contact

2. Telephone Numbers:

Home: n/a Work: n/a
Cell: 302-545-2340 Other: 443-562-5735

3. Email Address:

Primary: skywagon350@yahoo.com Other: debmckde@verizon.net

4. Mailing Address:

c/o Don McKeown
Farm Name (if applicable)

20 Arizona State Dr
Street or Post Office Box Number

Newark, DE 19713
City State Zip Code

5. Property Address
(If different than
mailing address)

Knollwood Farm
Farm Name (if applicable)

E/S Locust Point Rd
Street or Post Office Box Number

Elkton, MD 21921
City State Zip Code

6. Total Acreage:

220 ac

7. Deed References:

4338/324

8. Land Use: *To be completed by Staff*

A. LAND USE	ACRES	USDA CAPABILITY CLASS					USDA WOODLAND GROUP		
		I	II	III	IV	V - VII	1	2	3 OR 4
CROPLAND	136.66	0.00	102.12	34.47	0.07	0.00			
PASTURE	2.80	0.00	0.85	1.83	0.12	0.00			
WOODLAND	62.48	0.00	9.40	29.35			14.48	48.01	0.00
FARMSTEAD	3.44								
SUBTOTAL	205.38								
FLOODPLAIN- WETLANDS	7.11								
TOTAL	212.49		178.03 86.68%		0.19 0.09%		62.48 100.00%		0.00 0.00%

9. Existing Dwellings:

n/a

Please provide a plot, aerial photo, or sketch with all structures labeled on the property with this application

10. Describe the farming operation:

Grain crops & hay

11. Is the farming operation owner operated, or leased to others?

Owner Leased

12. Is a current (within the last 10 years) Soil and Water Conservation Plan in effect?

Yes No

13. Is a current Forestry Management Plan in effect?

Yes No

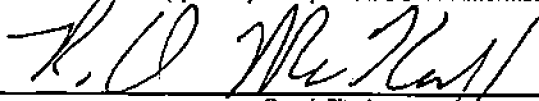
14. Is the property located with the County's Master Water and Sewer Plan?

Yes No

15. Is the establishment of this property as an agricultural preservation district consistent with the County's adopted Comprehensive Plan?

Yes No

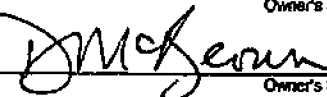
All Landowner(s) hereby certify that the above information is true and accurate to the best of their knowledge



 Owner's Signature

12/16/19

 Date



 Owner's Signature

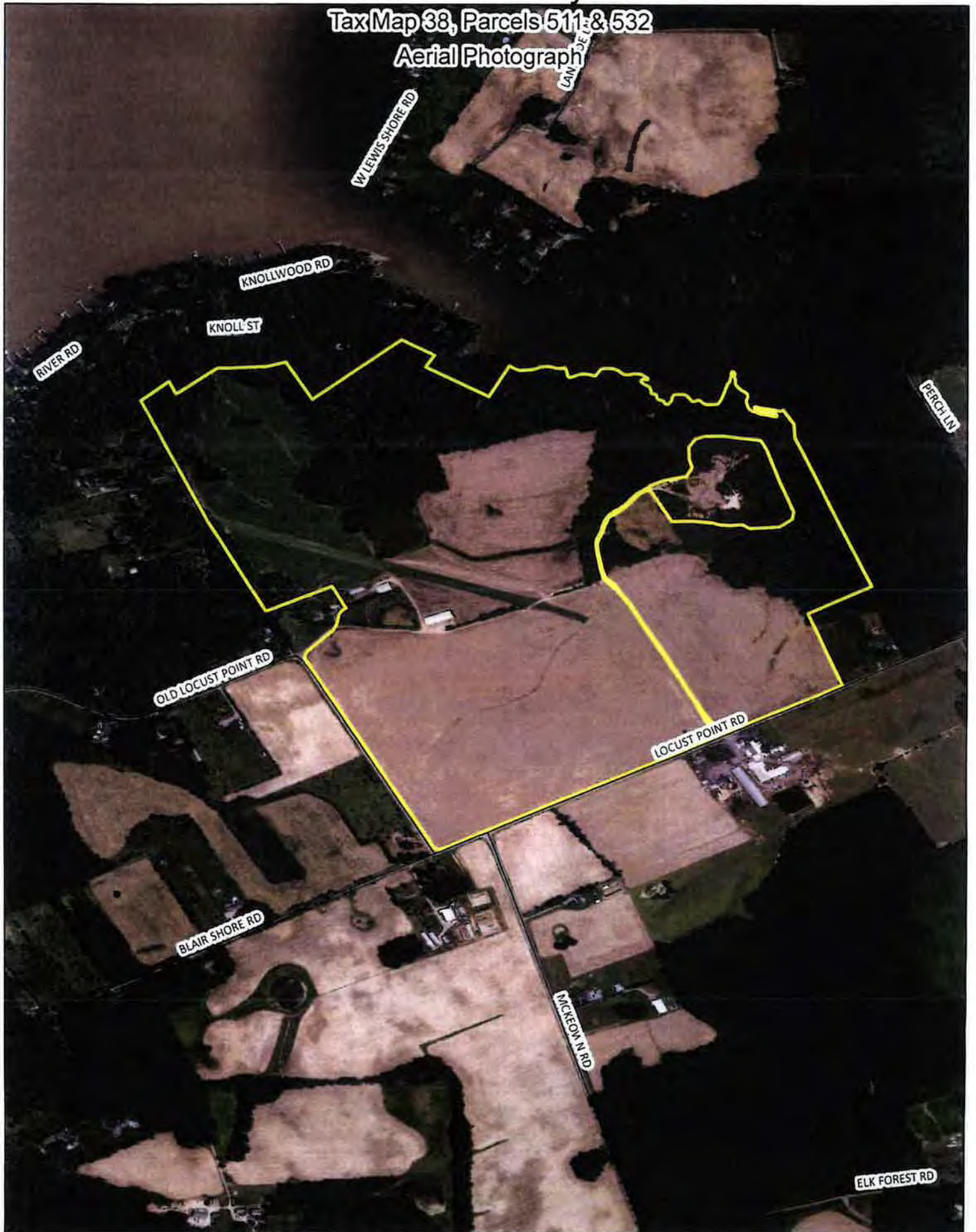
12/20/19

 Date

.McKeown Family LLC

Tax Map 38, Parcels 511 & 532

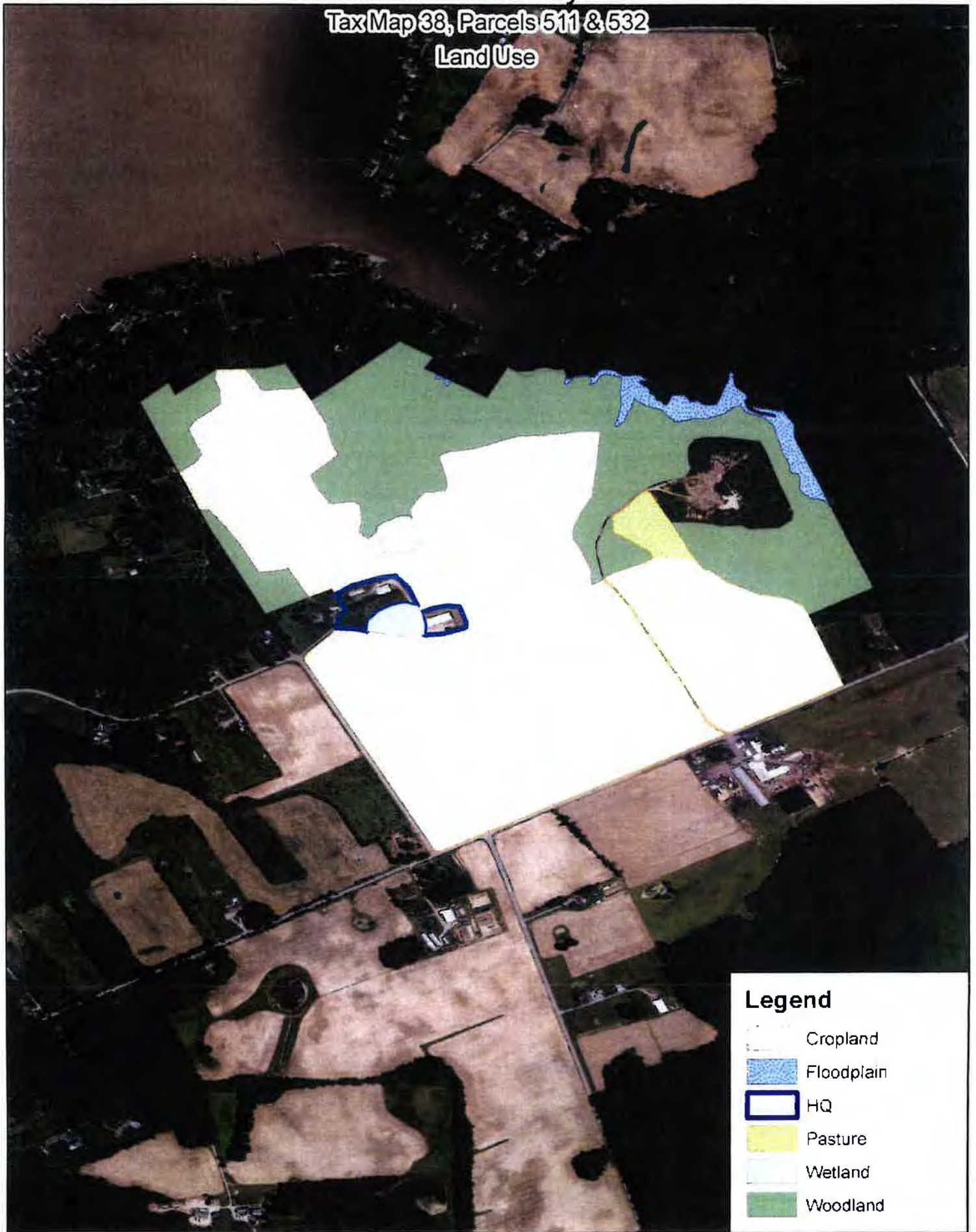
Aerial Photograph









McKeown Family LLC

Tax Map 38, Parcels 511 & 532

Land Use



Legend

-  Cropland
-  Floodplain
-  HQ
-  Pasture
-  Wetland
-  Woodland

McKeown Family LLC

Tax Map 38, Parcels 511 & 532

Qualifying Soils

