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

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

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

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

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

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

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

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

WHEREAS, the Cecil County Department of Land Use and Development Services has recommended approval of the petition of Robert McKeown Jr., and Deborah McKeown for property located at Knollwood Farm, Eastside of Locust Point Road, Elkton, MD 21921. (Acres: 220, Election District: 2, Tax Map: 38, Grid: 8, Parcels: 511 & 532); and

WHEREAS, the Cecil County Agricultural Land Preservation Advisory Board has recommended approval of the petition of Robert McKeown Jr., and Deborah McKeown for property located at
Approval - Agricultural Preservation District – McKeown Family LLC

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

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

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

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

AND, BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND, that 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.

[Signature]
BY Council Manager
BILL NO: 2020-01

Title of Bill: Approval – Agricultural Preservation District – McKeown Family LLC
is hereby submitted to the County Council of Cecil County, Maryland for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

James Massey
Council Manager

Date: April 21, 2020

ENROLLED

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:

Cecil County Executive

APPROVED Date: 4/23/2020

VETOED Date: ________________

(within 10 business days from presentation §306)

BY THE COUNCIL

Bill No. 2020-03 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):
     Robert Donnell McKeown, Jr
     Managing member
     Owner's Name:
     Deborah Lynn McKeown
     Managing member

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: Newark
     State: DE
     Zip Code: 19713

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: Elkton
     State: MD
     Zip Code: 21921

6. Total Acreage:
   - 220 ac

7. Deed References:
   - 4338/324
8. Land Use: To be completed by Staff

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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

[Signatures] 12/16/19

[Signatures] 12/20/19
McKeown Family LLC
Tax Map 38, Parcels 511 & 532
Qualifying Soils

Legend
- Class II
- Class III
- Group I
- Group II