TITLE: FY-2015 Frederick County Installment Purchase Program (IPP) Applications

FILE NUMBER: NA

REQUEST: A finding of consistency with the County Comprehensive Plan.

PROJECT INFORMATION:
ADDRESS/LOCATION: multiple, see attached
TAX MAP/PARCEL: 
COMP. PLAN: 
ZONING: 
PLANNING REGION: 
WATER/SEWER: 

APPLICANT/REPRESENTATIVES:
APPLICANT: multiple, see attached
OWNER: 
ENGINEER: 
ARCHITECT: 
ATTORNEY: 

STAFF: Anne Bradley, Land Preservation Admin.

RECOMMENDATION: Find consistent with the County Comprehensive Plan

ATTACHMENTS:
EXHIBIT 1- Maps
ISSUE

The request is for a finding of consistency with the County Comprehensive Plan for IPP applications #15-01 to #15-12.

BACKGROUND

The Frederick County Installment Purchase Program (IPP) was created in 2002 to supplement local land preservation efforts and to provide an attractive alternative to existing land preservation programs. The IPP Program utilizes a dedicated revenue source, a portion of the local recordation tax collections, to make offers to landowners for permanent preservation easements. Since 2002, the County has permanently preserved 111 farms on 16,989 acres.

The County received 28 applications for the FY-2015 Installment Purchase Program (IPP) Easement Acquisition Program encompassing 3,876 acres of land. Preliminary estimates are that approximately 1,000 acres of easements could be purchased at the full value as determined by the ranking system. For this reason staff is only forwarding the top 11-ranked applications to a public hearing for consideration by the County Council. These 11 applications would encompass 2,209 acres of land.

All of the top 11-ranked applications have been reviewed by the Planning Commission in previous application cycles with the exception of the Elaine Burdette (#15-10) farm on Barnes Road near New Windsor. Staff has included two applications for a more detailed review including the Burdette (#15-10) application and the Lehigh Cement Company (#15-01) application due to its designation as Mineral Mining on the County Comprehensive Plan.

County Comprehensive Plan

All of the applications, with the exception of the Lehigh (15-01) property are designated Agricultural/Rural. The Lehigh property is designated Mineral Mining. Furthermore, five applications (#15-01, #15-04, #15-05, #15-09, and #15-10) are located within a Priority Preservation Area (PPA). All of the properties are zoned Agricultural and/or Resource Conservation with the exception of #15-01 (Lehigh) which is zoned Mineral Mining.

Lehigh (#15-01)- The Lehigh application consists of 302.5 acres and is located on Repp Rd (map attached). The property is zoned for Mineral Mining because it is owned by the aggregate corporation. However, the property is rented to a local farmer and it is Lehigh’s intention to maintain this property in agricultural use in perpetuity. The application ranks #1 for the second year in a row due to its size, development potential, tillable cropland acres, and its adjacency to a large block of preserved land. While staff would note that a preservation easement on this property would not be consistent with the Mineral Mining designation on the property, it could be designated Agricultural/Rural in future Comprehensive Plan updates should an easement be placed on the property. For that reason, staff is recommending this application be found consistent with the County Comprehensive Plan.

Burdette (#15-10)- The Burdette application consists of 151 acres and is located on the west side of Barnes Road and south side of Oak Orchard (map attached). The Burdette farm is designated as Agricultural/Rural and is also located in a Priority Preservation Area. An easement on this property would be consistent with the County Comprehensive Plan.

Staff only included individual maps of 2 properties that are detailed above.
RECOMMENDATION

Staff recommends a finding of consistency with the County Comprehensive Plan on applications #15-01-#15-11.

PLANNING COMMISSION ACTION

MOTION TO FIND CONSISTENT

I move that the Planning Commission FIND the Fiscal Year 2015 Frederick County Installment Purchase Program (IPP) applications, file numbers 15-01 to 15-11 to be consistent with the County Comprehensive Plan, as listed in the staff report based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.
15-01- Lehigh Cement Company
302 acres located on the west side of Repp Rd. in the Thurmont Planning Region

15-10- Burdette Elaine
151 acres located on the west side of Barnes Rd. in the Walkersville Planning Region