TITLE: FY-2017/2018 Maryland Agricultural Land Preservation Foundation (MALPF) 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 (pages 3-24)
STAFF REPORT

ISSUE

The request is for a finding of consistency with the County Comprehensive Plan for MALPF applications #17-01 to #17-16, #17-18CF, #17-19CF, #17-27CF and #17-29CF.

BACKGROUND

The County received 41 applications for the FY-2017/2018 Maryland Agricultural Land Preservation Foundation (MALPF) Easement Acquisition Program encompassing 5,575 acres of land. Because of limited funding, MALPF voted to pay for appraisals on a maximum of 8 applications from each County unless an individual County pays the cost of additional appraisals. Applications to the MALPF and other land preservation programs are reviewed by the Planning Commission for a finding of consistency with the County Comprehensive Plan.

The 41 applications were reviewed by the Agricultural Preservation Advisory Board on August 22, 2016. The Advisory Board made a recommendation to the County Executive to forward a total of 20 applications to a Public Hearing. A Public Hearing is scheduled with the Frederick County Council on Tuesday, September 20, 2016 to review the 20 recommended applications.

Fifteen of the 20 applications are located within Priority Preservation Area. All of the properties are located within the Agricultural and/or Resource Conservation Zoning District, or, are located within the Town of Walkersville. Additionally, all applications are designated as Agricultural/Rural and Natural Resource on the County Comprehensive Plan with the exception of the application (#17-16) located within the Town of Walkersville and is designated as Agricultural Buffer on the Town Plan adopted in 2011. A Countywide map of the 20 applications overlaid on the County Comprehensive Plan map is attached in Exhibit 1.

Applications located within one-mile of a municipality were referred to the municipality for comment. Walkersville reviewed the applications and voted to support applications #17-02CF, 17-05, 17-06CF, 17-09, 17-13CF and 17-16. The City of Frederick was referred applications 17-05 and 17-09. Comments received will be forwarded to the Commission.

RECOMMENDATION

Staff recommends a finding of consistency with the County Comprehensive Plan on applications #17-01-#17-16, #17-18CF, #17-19CF, #17-27CF and #17-29CF as listed on the staff report.

PLANNING COMMISSION ACTION

MOTION TO FIND CONSISTENT

I move that the Planning Commission FIND the Fiscal Year 2017/2018 Maryland Agricultural Land Preservation Foundation (MALPF) applications, file numbers #17-01-#17-16, #17-18CF, #17-19CF, #17-27CF and #17-29CF 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.
FY-17/18 MALPF apps
September 14, 2016
FY-2017/2018 MALPF Applications
#17-13CF
Sellers, Ryan
Comprehensive Plan

FY-2017/2018 MALPF Applications
#17-13CF
Sellers, Ryan

FY-17/18 MALPF apps
September 14, 2016