

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 & 532); 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**

**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**

**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**

23<sup>rd</sup> 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)

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Robert Donnell McKeown, Jr.      Managing member  
Owner's Name      Relationship to Primary Contact

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Deborah Lynn McKeown      Managing member  
Owner's Name      Relationship to Primary Contact

2. Telephone Numbers:

Home:      n/a      Work:      n/a

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Cell:      302-545-2340      Other:      443-562-5735

3. Email Address:

Primary:      [skywagon350@yahoo.com](mailto:skywagon350@yahoo.com)      Other:      [debmckde@verizon.net](mailto:debmckde@verizon.net)

4. Mailing Address:

c/o Don McKeown  
Farm Name (if applicable)

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20 Arizona State Dr.  
Street or Post Office Box Number

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Newark, DE 19713  
City      State      Zip Code

5. Property Address:  
(If different than  
mailing address)

Knollwood Farm  
Farm Name (if applicable)

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

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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

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*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

  
 Owner's Signature

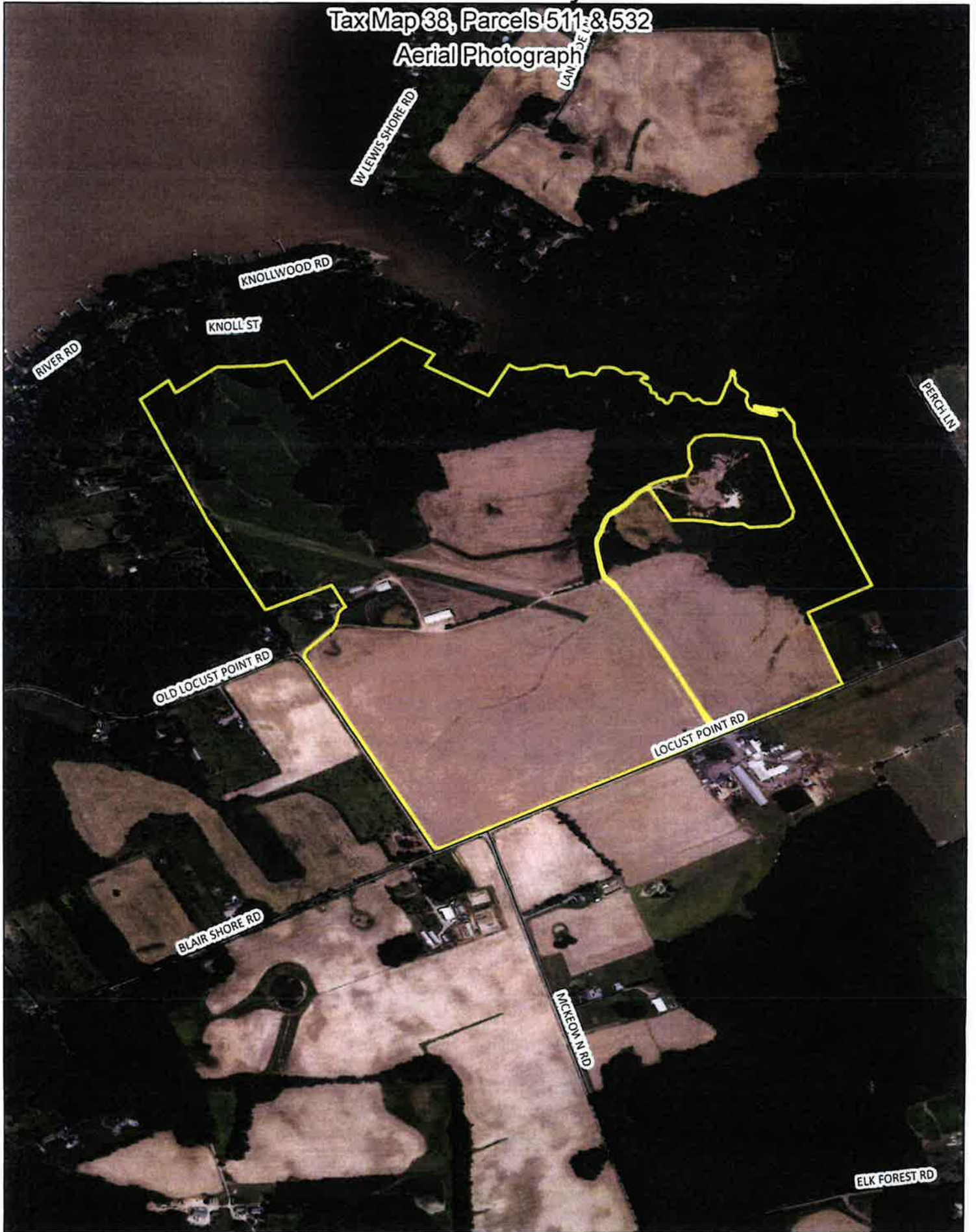
12/16/19  
 Date

12/20/19  
 Date

.McKeown Family LLC

Tax Map 38, Parcels 511 & 532

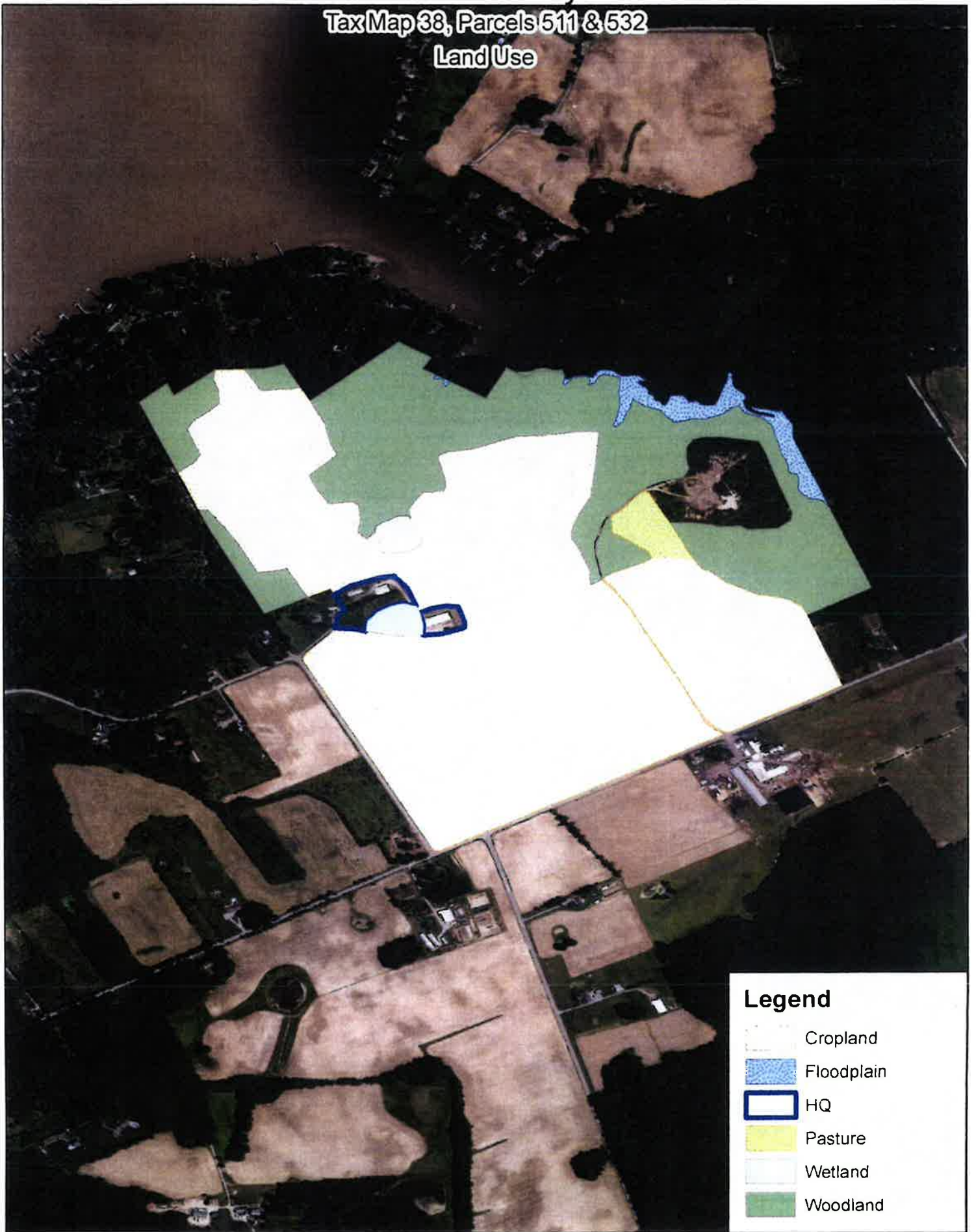
Aerial Photograph



# McKeown Family LLC

Tax Map 38, Parcels 511 & 532

Land Use





# McKeown Family LLC

Tax Map 38, Parcels 511 & 532

Qualifying Soils

