

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2022-08

BILL NO. 2022-03

Title of Bill: Agricultural Land Preservation District – Jeffrey and Stacey Coale

Synopsis: A Bill to approve the petition of Jeffrey and Stacey Coale for property located at 145 Christie Hill Road, Conowingo, MD 21918, (Acres 42.5, Election District 8, Tax Map 9, Grid 1, Parcel 521), requesting the establishment of an agricultural preservation district.

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

Introduced and order posted on: April 5, 2022

Public hearing scheduled on: May 3, 2022 at 7:00 p.m.

Consideration scheduled on: May 17, 2022

By: _____
Council Manager

PUBLIC HEARING

Notice of time and place of public hearing and title of Bill having been posted by (date) at the County Administration Building, 200 Chesapeake Blvd., Elkton, and having been published according to the Charter on (date), a public hearing was held on (date) and concluded on (date).

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 Jeffrey and Stacey Coale for property located at 145 Christie Hill
26 Road, Conowingo, MD 21918, (Acres 42.5, Election District 8, Tax Map 9, Grid 1, Parcel 521); and

27 **WHEREAS**, the Cecil County Agricultural Land Preservation Advisory Board has recommended
28 approval of the petition of Jeffrey and Stacey Coale for property located at 145 Christie Hill Road,
29 Conowingo, MD 21918, (Acres 42.5, Election District 8, Tax Map 9, Grid 1, Parcel 521); and

30 **WHEREAS**, the Cecil County Planning Commission has recommended approval of the petition of

Agricultural Land Preservation District – Jeffrey and Stacey Coale

31 Jeffrey and Stacey Coale for property located at 145 Christie Hill Road, Conowingo, MD 21918, (Acres
32 42.5, Election District 8, Tax Map 9, Grid 1, Parcel 521); and

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

37 **NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COUNTY COUNCIL OF CECIL COUNTY,**
38 **MARYLAND**, that the petition of Jeffrey and Stacey Coale for property located at 145 Christie Hill Road,
39 Conowingo, MD 21918, (Acres 42.5, Election District 8, Tax Map 9, Grid 1, Parcel 521); is approved for the
40 establishment of an agricultural land preservation district.

41 **AND BE IT FURTHER ENACTED** that this Act shall take effect in 60 calendar days from the date it
42 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



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 Office of Planning & Zoning at 410-996-5220 with any questions

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

Jeffery Scott Coale & Stacey Anne Coale
Owner's Name (Primary Contact)

Owner's Name	Relationship to Primary Contact

2. Full Name(s) of
Applicants(s) Children:

Full Name(s)	Relationship to Primary Contact
Jack Donald Coale	Hannah Grace Coale

3. Telephone Numbers:

Home:	Work:
Cell: 443-309-5229	Other:

4. Email Address:

Primary:	Other:
jeffreyscoale@gmail.com	

5. Mailing Address:

Farm Name (if applicable)		
20 Steeplechase Ln		
Street or Post Office Box Number		
North East MD 21901		
City	State	Zip Code

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

Farm Name (if applicable)		
145 Christie Hill Rd		
Street or Post Office Box Number		
Conowingo, MD 21918		
City	State	Zip Code

7. Total Acreage:

44.24

8. Deed References:

CMN 5070/378

9. 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	19.00	0.00	14.00	5.00	0.00	0.00			
PASTURE	3.00	0.00	3.00	0.00	0.00	0.00			
WOODLAND	20.00	0.00	12.00	3.10			0.00	4.70	0.20
FARMSTEAD	2.20								
SUBTOTAL	44.20								
FLOODPLAIN- WETLANDS	0.00								
TOTAL	44.20	37.10 83.94%			0.00 0.00%		4.70 10.63%		0.20 0.45%

10. Existing Structures:

A: Garage _____ B: Dwelling _____

C: Horse Stall _____ D: Shed _____

E: Shed _____ F: Shed _____

G: Pole Barn _____

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

11. Describe the farming operation: _____ Organic crops

12. 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

Jeffrey S Coale
 Owner's Name (Primary Contact)

 1/31/2022
 Date

Please attach a separate sheet with additional landowner signatures if necessary.

**PROPOSED AGRICULTURAL LAND PRESERVATION DISTRICT
STAFF REPORT**

CECIL COUNTY

LANDOWNER: Jeffery Scott Coale & Stacey Anne Coale

PROPERTY ADDRESS: 145 Christie Hill Rd
Conowingo, Maryland 21918 ELECTION DISTRICT: 8

MAP: 9 GRID: 1 PARCEL: 521 ACREAGE: 42.5

EXISTING DWELLINGS ON PROPERTY: 1

ADJACENT PROTECTED ACREAGE: 17.72

ADJACENT DISTRICT ACREAGE: 0

GENERAL FARMING OPERATION: Crop

PART OF LARGER FARM OPERATION:

OWNER OPERATED OR RENTED OUT:

TOTAL QUALIFYING SOILS:	<u>CLASS I</u>	<u>CLASS II</u>	<u>CLASS III</u>	<u>GROUP 1</u>	<u>GROUP 2</u>	<u>TOTAL</u>
ACREAGE:	0	28.3	8.1	0	4.7	41.1
PERCENT:	0.0%	66.6%	19.1%	0.0%	11.1%	96.7%

COUNTY ZONING: NAR

DEVELOPMENT POTENTIAL: 9

SOIL CONSERVATION PLAN: (Y=1/N=2) NO

FORESTRY PLAN: (Y=1/N=2) NO

WATER/SEWER PLAN: (Y=1/N=2) 2 OUTSIDE

DEVELOPMENT PRESSURE: (H/M/L) LOW LOW

ACREAGE WITHHELD: 0

OTHER INFORMATION:

145 Chirstle Hill Rd Structures

- 145_Chirstle_Hill_Boundary
- Address Points

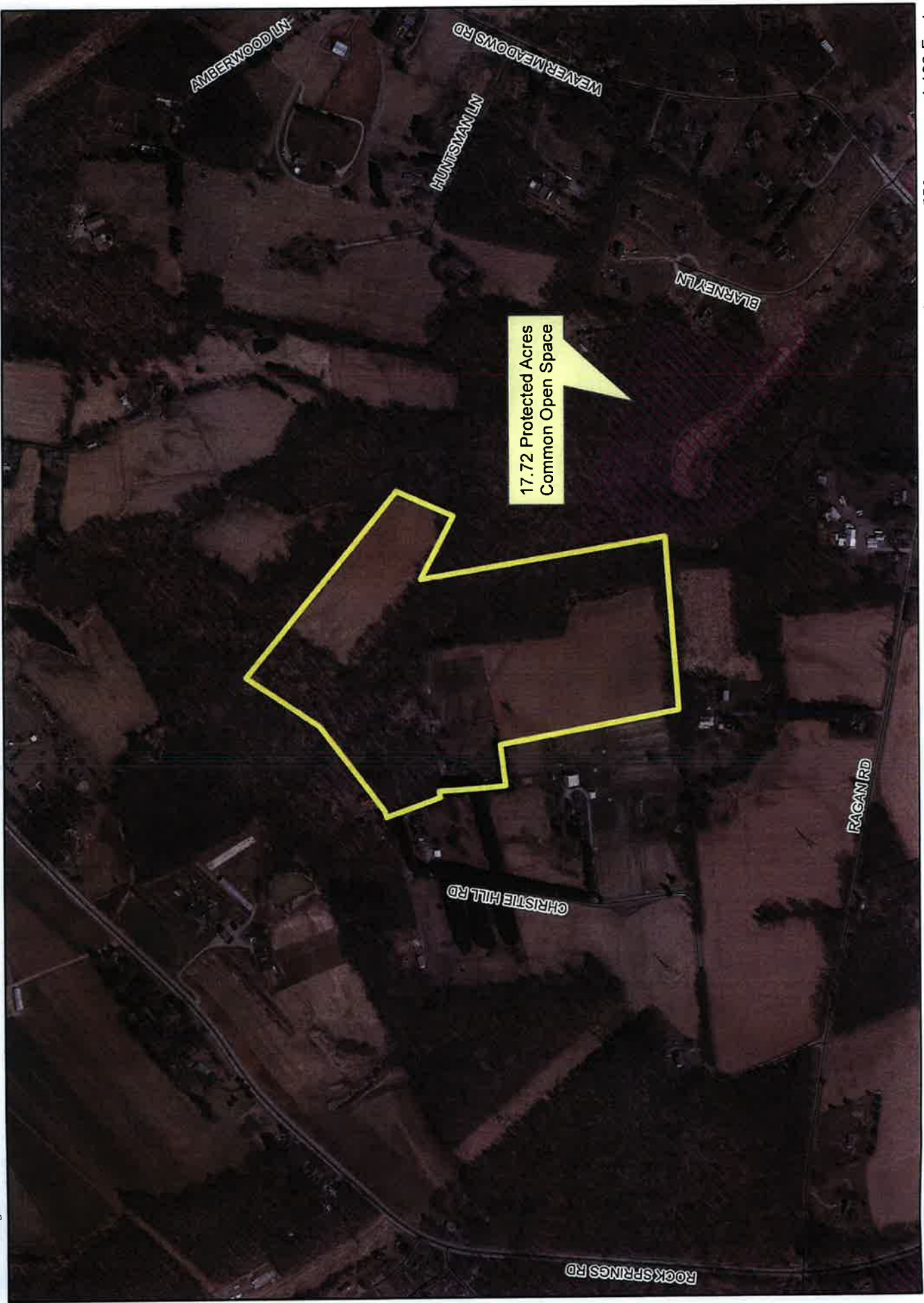


1 inch = 100 feet



145 Christie Hill Rd
Boundary

145_Christie_Hill_Boundary







17.72 Protected Acres
Common Open Space

0 550 1,100 Feet

1 inch = 500 feet

145 CHRISTIE HILL RD
Soils



Qualifying Soil	
	Class II
	Class III
	Group 2
	145_Christie_Hill_Boundary

1 inch = 200 feet

