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# Worcester County Agricultural Land Preservation Advisory Board Meeting Agenda

**Date:** Tuesday, June 25, 2024

**Time:** 6:30 PM

**Location:** Worcester County Government Center, Snow Hill; Planning Commission Meeting Room, 1<sup>st</sup> Floor

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- 6:30 Call to Order/Review and approval of January 23, 2024 meeting minutes
- 6:35 FY24 Easement Purchase Cycle Update/ FY25/26 funding estimates
- 6:40 FY25/26 Application Review and Approval
1. Guy, Larry Dean and Deborah, TM 99, P 27; Hall Road, Pocomoke City; 96.75 acres
  2. Maddux, Percy, S., TM 91, P 59; New Bridge Road; 144.92 acres
  3. Maddux, Percy S., TM 99, P 49; 1226 Colona Road, Pocomoke City; 130.02 acres
- 7:10 Rural Legacy Program update
- 7:30 Adjourn

## **Worcester County Agricultural Land Preservation Advisory Board Meeting Minutes**

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Tuesday, January 23, 2024; 6:00 PM  
Worcester County Government Center  
Snow Hill, MD 21863

### **Attendance:**

### **Advisory Board Members:**

Kathy Drew--present  
Kelley Gravenor--present  
Glenn Holland--absent  
Alan Hudson--absent  
Curt Lambertson--present  
Christian Martin -- absent  
Ed Phillips -- present

### **Staff:**

Katherine Munson, Planner V

### **Call to Order**

The meeting was called to order at 6:00 PM.

### **Review and approval June 6, 2023 meeting minutes**

Curt Lambertson made a motion to approve the June 6, 2023 meeting minutes, Kelley Gravenor seconded the motion. Approval was unanimous.

### **FY24 Easement Purchase Cycle Update/FY25 Outreach**

Katherine Munson noted that approximately \$1.8 million is available to Worcester County for FY24 easement purchase cycle. This is because of higher than predicted transfer tax revenue in previous fiscal years combined with the repayment of transfer tax revenue funds that were diverted in earlier fiscal years.

Letters will go out to all landowners owning over 50 acres of land regarding the FY25 MALPF easement purchase cycle. A press release will also go to local news outlets. Katherine Munson explained that funding is anticipated to drop in FY25 and FY26. FY25 estimated general allotment is \$24 million and FY26 estimated general allotment is \$34 million. This would be an allocation of \$530,000 per county in FY25. MALPF staff has asked each county to state if they prefer combining FY25 and FY26 into one cycle or maintain these as two separate cycles, given the much smaller amount of funding. The board members unanimously agreed that retaining two cycles would be preferred to combining them.

### **Corrective Easement Request: Aydelotte Farms, Inc., MALPF ID: 23-13-01**

The board reviewed a request for a slight adjustment to an easement boundary—swapping less than 0.1 acres of land in the easement for 0.1 acres of land adjacent to the easement that was withheld from the easement at the time of easement sale—both owned by Aydelotte Farms. Katherine Munson explained

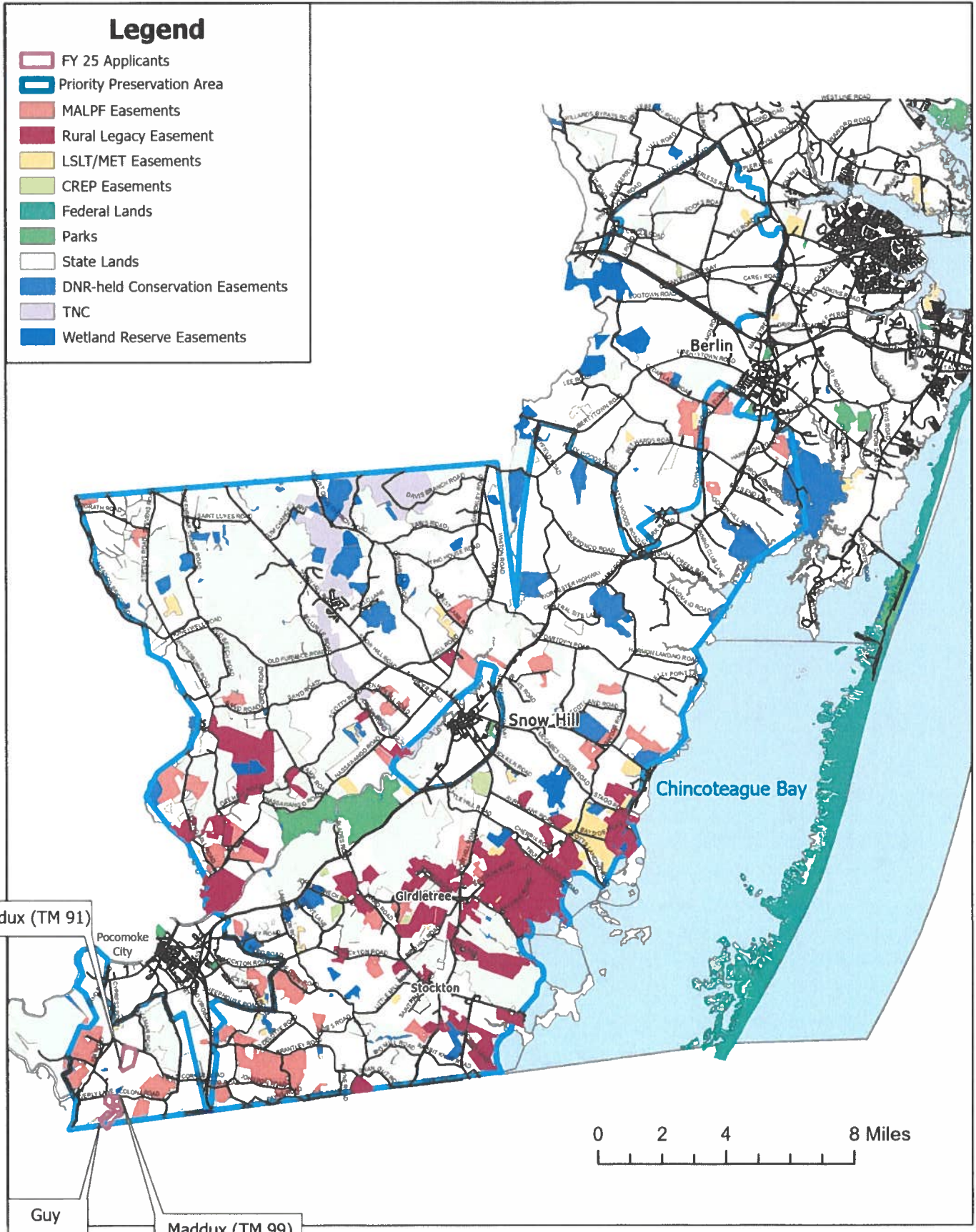
that the adjustment was necessary so that Aydelotte Farms can legally subdivide the withheld land, which has a house on it, from the parcel. Unfortunately, it was an error at the time the easement was sold that there was not adequate setback (50 feet) from the house to the easement boundary, to allow subdivision. Curt Lambertson made the motion to approve the request, and Kelley Gravenor seconded the motion. Approval was unanimous.

### **Proposed Rural Legacy Area Review/Discussion/Recommendation/s**

The board reviewed the proposed application for a new Bishopville-Showell Rural Legacy Area (11,743 acres). The boundary is based on landowner response and interest in participation. The program would be a new opportunity for landowners who want to protect land in this area. Eleven landowners have expressed interest in participating. Katherine Munson explained that the application will be submitted in February 2024 to Maryland Department of Natural Resources. Board members endorsed the application and acknowledged there is urgent need to protect farmland in this area of the county.

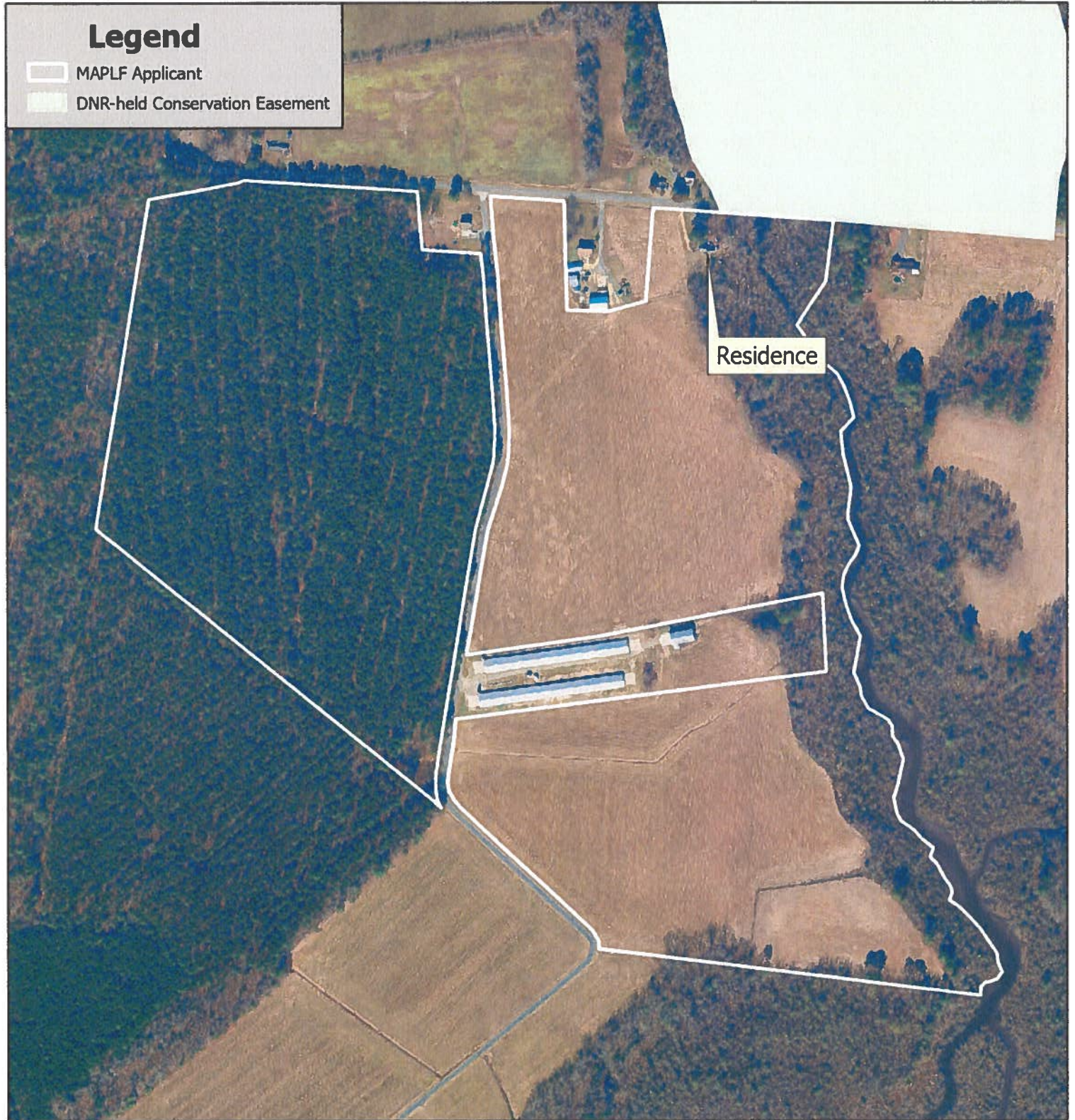
The meeting adjourned at 6:45 PM.

# FY25 MALPF Applicant Properties and Protected Lands, Worcester County, MD



FY 2025 MALPF Applicant  
Percy Maddux  
Hall Road, Pocomoke  
TM 99 Parcel 49  
130.02 Acres

Soils Index: 49.90419  
81% Class I,II, and III soils

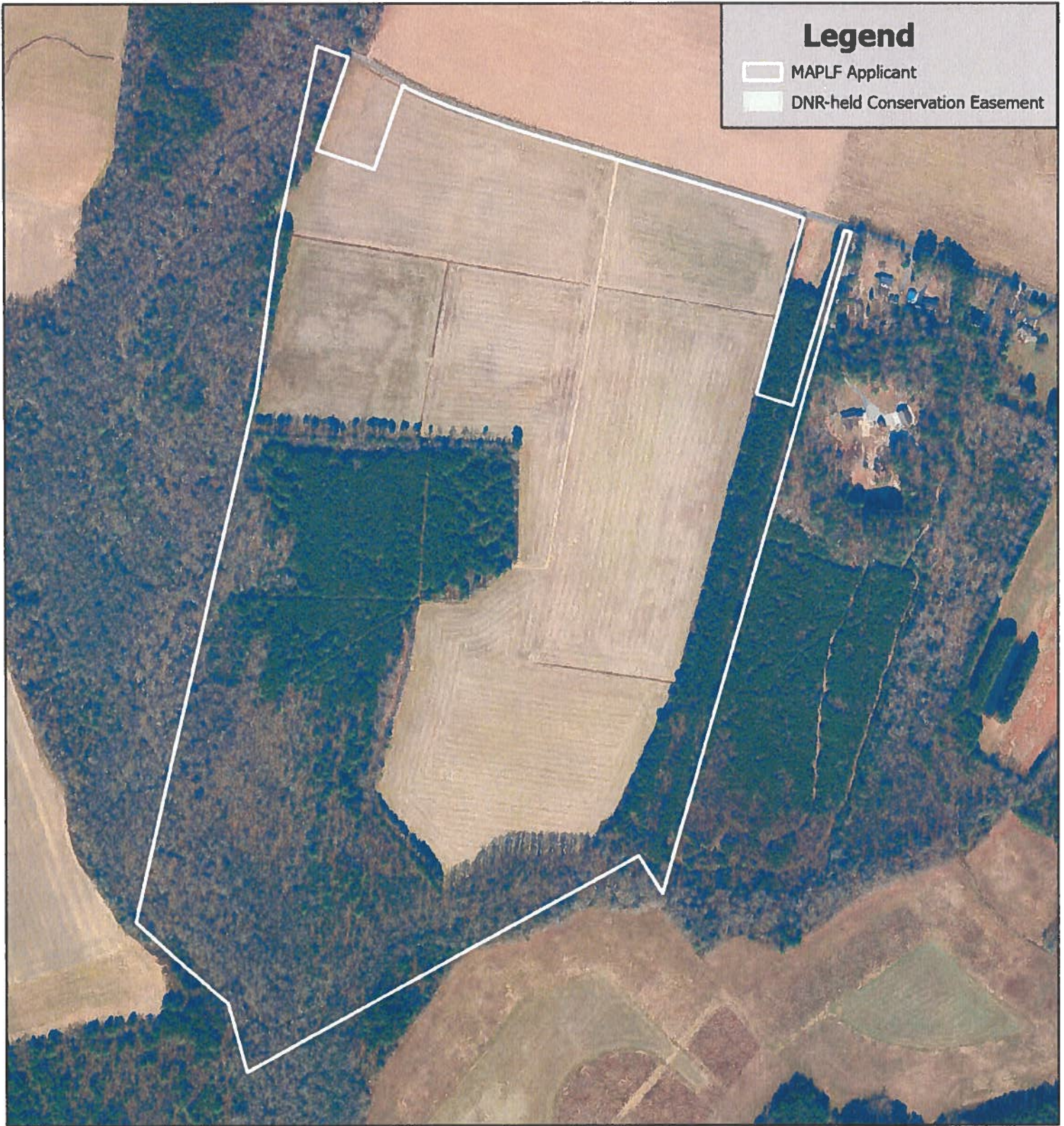


0 0.07 0.15 0.3 Miles

2022 Aerial Image  
Map prepared June 20th, 2024

FY 2025 MALPF Applicant  
Percy Maddux  
New Bridge Road, Pocomoke  
TM 91 Parcel 59  
144.92 Acres

Soils Index: 54.98891  
91% Class I,II, and III soils



0 0.07 0.15 0.3 Miles

2022 Aerial Image  
Map prepared June 20th, 2024

FY 2025 MALPF Applicant  
Larry and Deborah Guy  
Hall Road, Pocomoke City  
Tax Map 99 Parcel 27  
96.75 Acres

Soils Index: 44.00176  
86% Class I,II, and III soils



0 0.07 0.15 0.3 Miles

2022 Aerial Image  
Map prepared June 20th, 2024