

Proposed Carroll County Policy for Review of Requests for Termination of Agricultural Land Preservation Easements

- I. Notification – When the Board of Commissioners is notified by Maryland Agricultural Land Preservation Foundation (MALPF) that a request for termination has been received, the Board shall request a recommendation from the Carroll County Agricultural Preservation Advisory Board [and from the Carroll County Planning and Zoning Commission].
- II. Public Hearing - When MALPF informs the County that the Public Hearing has been scheduled in accordance with COMAR, the County shall request Advisory Board attendance at the hearing.
- III. Advisory Board Recommendation - Within 30 days of the public hearing, the Advisory Board shall hold an open meeting to consider and make its recommendation. Consideration will include the following:
 1. Landowner presentation of the request for termination.
 2. Staff Report that will include:
 - a) Description of land use in the vicinity of the subject farm including the description of any farming operations in the vicinity.
 - b) Proximity of other farms preserved by a deed of easement or restricted from residential subdivision by the Zoning Ordinance.
 - c) Proximity to corporate town boundaries and community planning areas.
 3. Whether the Advisory Board would currently recommend approval of the subject farm if an application for permanent preservation was being made rather than a request for termination of an existing easement.
 4. Information and comments that were presented at the public hearing.
- IV. Within 60 days of the public hearing and after receiving the recommendation of the Advisory Board, the Carroll County Planning and Zoning Commission shall make its recommendation to the County Commissioners.
- V. At an open meeting held within 90 days of the public hearing, the Board of County Commissioners shall receive the recommendations of the Advisory Board, Planning and Zoning Commission, and County staff regarding the request for termination. A decision to approve or disapprove will be made and forwarded to MALPF and the Secretary of Agriculture and the State Treasurer.