



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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HOWARD COUNTY
AGRICULTURAL LAND PRESERVATION BOARD
July 25, 2016

Staff Report

Owner: John J. and Beatrice H. Iglehart Living Trust
c/o Julia Dunn, Trustee
3500 Gayton Downs Ct.
Henrico, Va. 23233

Farm Location: Property is located at 3844 Jennings Chapel Road in Woodbine
Tax Map 20, Parcel 81; 29.62 +/- acres

Easement Designation: Howard County Easement applicant

Request: Review by the Howard County Agricultural Land Preservation Board to purchase an agricultural easement.

Recommendation: Recommendation to the Board to approve the purchase of an agricultural easement on the property.

Summary:

The farming operation on this property is primarily hay with a few horses. According to the Soil Conservation District, there is a current Soil Conservation and Water Quality Plan that is partially implemented. There is a very high concentration of preserved land within a mile of the farm. The property is improved with a tenant house which is resided in by Thomas Iglehart, who farms the property. There is also a principal dwelling that is resided in by Thomas's son. There are many agricultural structures on the property.

Staff Recommendation:

The application meets all eligibility criteria for acquisition of an agricultural preservation easement. Staff recommends approval.

Prepared by:

Joy Levy, Administrator
Agricultural Land Preservation Program

Date:

7/18/16

Attachments:

- Score Sheet
- Green Infrastructure Score
- Aerial Photo
- Preservation Map
- Soils Map



Howard County Agricultural Land Preservation Program

2013 PRICE FORMULA WORKSHEET

Owner Iglehart Tax Map 20 Parcel(s) 81 Acres 29.62

Farm Address 3844 Jennings Chapel

			POINTS
1.	Parcel Size - Maximum 200 points		29.62
	1 point per acre	<u>29.62</u> points	
2.	Soil Capability - Maximum 100 points		39.7
	Class I	<u>0</u> acres x 3.0 = <u>0</u> points	
	Class II	<u>12.6</u> acres x 2.0 = <u>25.2</u> points	
	Class III	<u>14.5</u> acres x 1.0 = <u>14.5</u> points	
	Total	<u>27.1</u> acres = <u>39.7</u> points	
3.	Soil Productivity - Maximum 100 points		87.6
	<u>87.6</u> Land Evaluation Score x 1.0	<u>87.6</u>	
4.	Adjacency to Preserved Land - Maximum 100 points		50
	75 to 100% perimeter adjacent to preserved land	<u> </u> 100 points	
	50 to 74% perimeter adjacent to preserved land	<u> </u> 75 points	
	25 to 49% perimeter adjacent to preserved land	<u>43%</u> 50 points	
	Less than 25% perimeter adjacent to preserved land	<u> </u> 25 points	
5.	Concentration of Preserved Lands - Maximum 100 points		100
	More than 1000 acres of preserved land within 1 mile	<u>1904</u> 100 points	
	750-999 acres of preserved land within 1 mile	<u> </u> 75 points	
	500-749 acres of preserved land within 1 mile	<u> </u> 50 points	
	Less than 500 acres of preserved land within 1 mile	<u> </u> 25 points	
6.	Zoning - RC Zoning District =100 points		100
	RC District	<u>X</u> 100 points	
7.	Current Land Use - Maximum 100 points		75
	75% or more of property in agricultural use	<u> </u> 100 points	
	50 to 74% of property in agricultural use	<u>61%</u> 75 points	
	25 to 49% of property in agricultural use	<u> </u> 50 points	
	Less than 25% of property in agricultural use	<u> </u> 25 points	
8.	Implementation of Soil Conservation and Water Quality Plan - Maximum 100 points		75
	Current plan fully implemented	<u> </u> 100 points	
	Current plan not fully implemented	<u>X</u> 75 points	
	Plan needs updating	<u> </u> 50 points	
	Plan not implemented or no plan on record	<u> </u> 0 points	
9.	Ownership and Operation - Maximum 50 points		50
	Owner operated	<u>x</u> 50 points	
	Non-owner operated	<u> </u> 25 points	
	No current operation	<u> </u> 0 points	
10.	Road Frontage - Maximum 50 points		11.1
	<u>555</u> Lin Ft / 100 = <u>5.55</u> x 2.0 on scenic road = <u>11.1</u> points		
	<u> </u> Lin Ft / 100 = <u>0</u> x 1.0 on other road = <u>0</u> points		

SUBTOTAL POINTS - Maximum 1000 points **618.02**

PRELIMINARY PRICE CALCULATION - Maximum \$40,000 per acre **\$24,721**

618.02 points x \$40/point = 24720.8

ADDITIONAL POINTS - Maximum 200 points

- | | | |
|-----------|--|-----------|
| 1. | Relinquishment of Parcel Division Rights, if applicable - Maximum 50 points | <u>0</u> |
| | Number of 50+ acre parcels allowed by right at 1 per 50 acres, if over 100 acres | |
| | Number of 50+ acre parcels relinquished x 10 points per parcel | |
| 2. | Relinquishment of Tenant House Rights, if applicable - Maximum 50 points | <u>0</u> |
| | Number of tenant houses allowed by right at 1 per 25 acres | |
| | Tenant house rights relinquished x 10 points per house | |
| 3. | Protection of Green Infrastructure Network- Maximum 100 points | <u>55</u> |
| | See separate scoring sheet | |
| | <u>55</u> 100 points | |

TOTAL PRICE POINTS - Maximum 1000 points 673.02

FINAL PRICE CALCULATION - Maximum \$40,000 per acre \$26,921

673 points x \$40/point = \$26,920.80

TOTAL PRICE OFFER \$797,394

29.62 acres x \$26,921 per acre

Iglehart Property

Draft date: August 3, 2015

The Iglehart Property is outlined in purple and the Green Infrastructure Network boundaries are shown in red.



Iglehart Property

Tax map 20, Parcel 81

Hub Score

Resource	Points
Targeted Ecological Area	5
Adjacent to parkland or open space	10
Forest	10
Interior forest > 50 acres and the 300' buffer	25
Acreage within Hub = 1.84 acres	5
Total	55

Total Green Infrastructure Score = 55 points

This property contains land within the Patuxent Headwaters B Hub. Green Infrastructure Network points are based on developing and implementing a Habitat Management Plan for the full hub acreage given above.

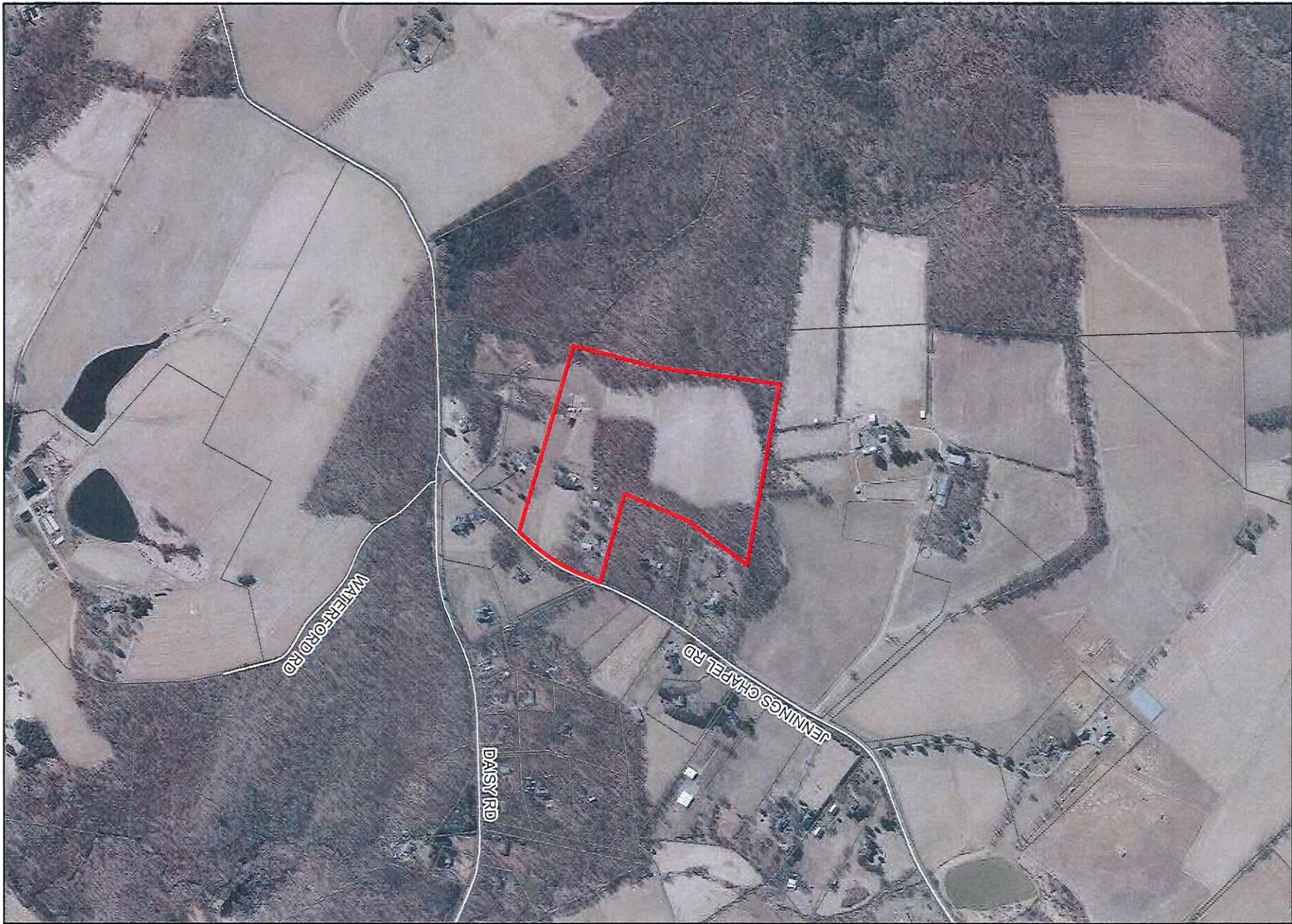
T:\Shared\RCD\Environmental\Green Infrastructure\Agricultural Easement Properties\Ag Pres Scoring\Other Properties Scored\Iglehart Property.docx

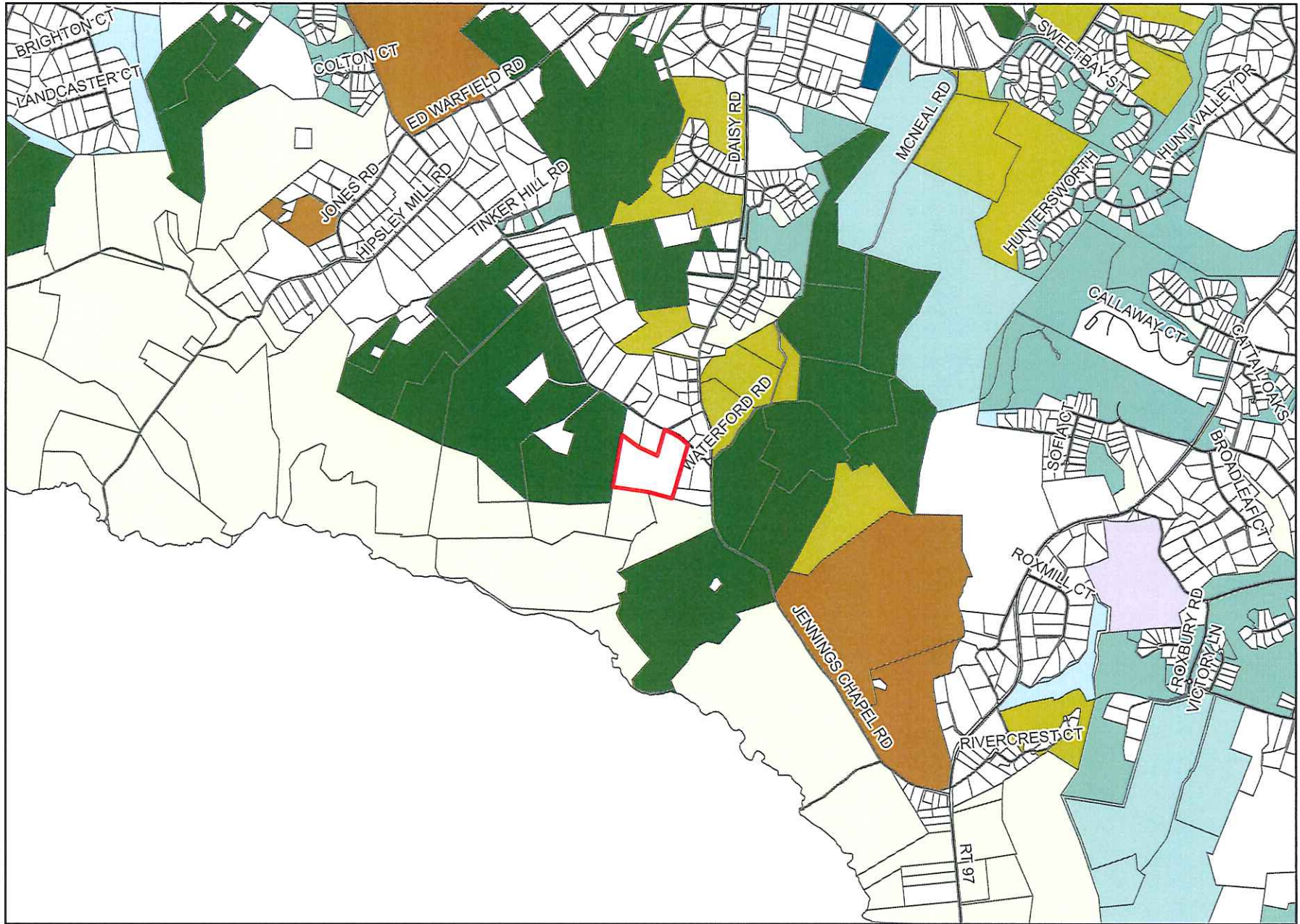


Aerial

John J. & Beatrice H. Ingleshart Living Trust, Tax Map 20, Parcel 81

By: Joy Levy
Resource Conservation Division
Map Width: 5,400 feet
Print Date: 07/11/2016





John J. & Beatrice H. Ingelhart Living Trust, Tax Map 20, Parcel 81

Land Preservation

By: Joy Levy
 Resource Conservation Division
 Map Width: 4.8 miles
 Print Date: 07/11/2016

