



**HOWARD COUNTY
AGRICULTURAL PRESERVATION BOARD**

October 28, 2019

Staff Report

Owners: Gary and Dianne Egrie
3553 Conchita Drive
Ellicott City, MD 21042

Farm Location: West side of Mullinix Mill Road
Tax Map 12, Parcel 76, PAR 1, 41.5+/- acres

Easement Designation: Howard County easement #HO-00-07-PPSD(1)

Request: Location of a principal dwelling

Recommendation: Recommendation to the Board to approve the location of the principal dwelling, subject to the property owner obtaining the appropriate county and state permits and approvals.

Summary:

This property, which was placed in the Howard County Agricultural Land Preservation Program on December 29, 2000 by David Mullinix, is now owned by Mr. and Mrs. Egrie. They are seeking APB approval of a principal dwelling location. The farm is unimproved and mostly wooded. There is a relatively small section of cleared ground parallel to Mullinix Mill Road that is in the EQIP pollinator program. The proposed dwelling would be in a small cleared area within the EQIP acreage.

Staff Analysis:

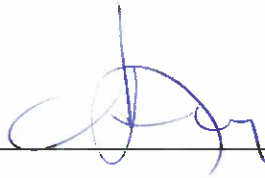
Per the deed of easement, the Board may approve the location of a principal dwelling after determining that the location will minimize disruption of agricultural activities. The applicants appear to have met the criteria by siting the dwelling close to Mullinix Mill Road and to the access road that services this farm and the one to the west. The aerial maps included with the staff report show the dwelling and access locations.

The EQIP acreage was previously in soybeans and farmed by Jeff Winkler. Since there isn't an active agricultural operation at this time, the impact to the farm will be minimal.

Staff Recommendation:

Staff recommends approval of the request to locate a landowner's dwelling, subject to the condition that the applicant must obtain all appropriate county and state permits and approvals.

Prepared by:



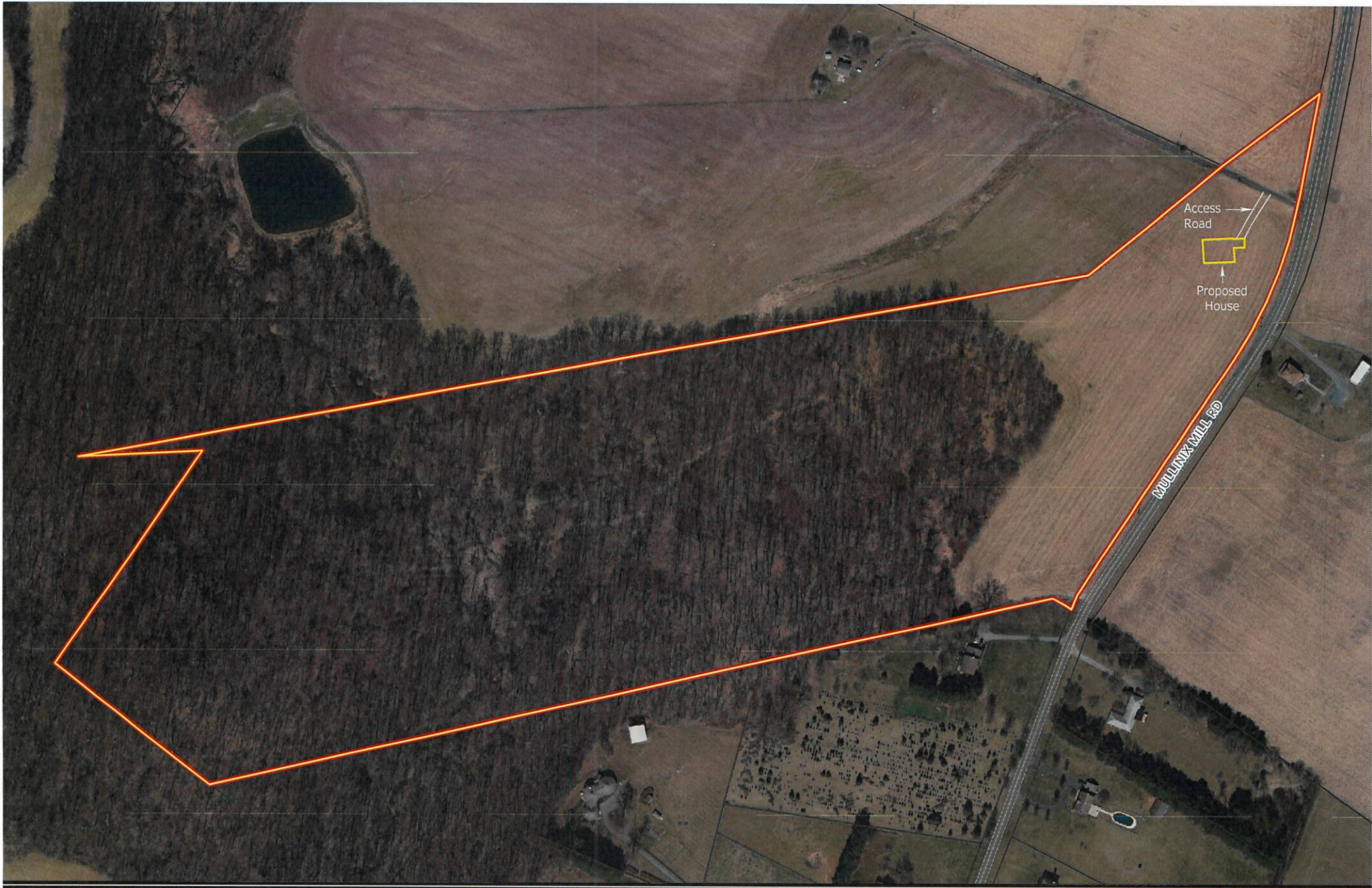
Date:

10/18/19

Joy Levy, Administrator
Agricultural Land Preservation Program

Attachments:

- Aerial Photo
- Preservation Map
- Soils Map
- Letter from Mr. Egrie, with map



Gary & Diane Egrie
Mullinix Mill Road
Mt. Airy, MD 21797
Tax Map: 12 Parcels(s): 76

Aerial



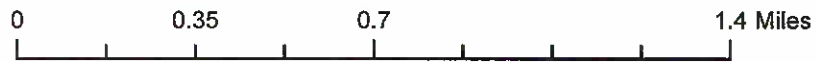
Howard County Department of Planning & Zoning
Resource Conservation Division
October 1, 2019





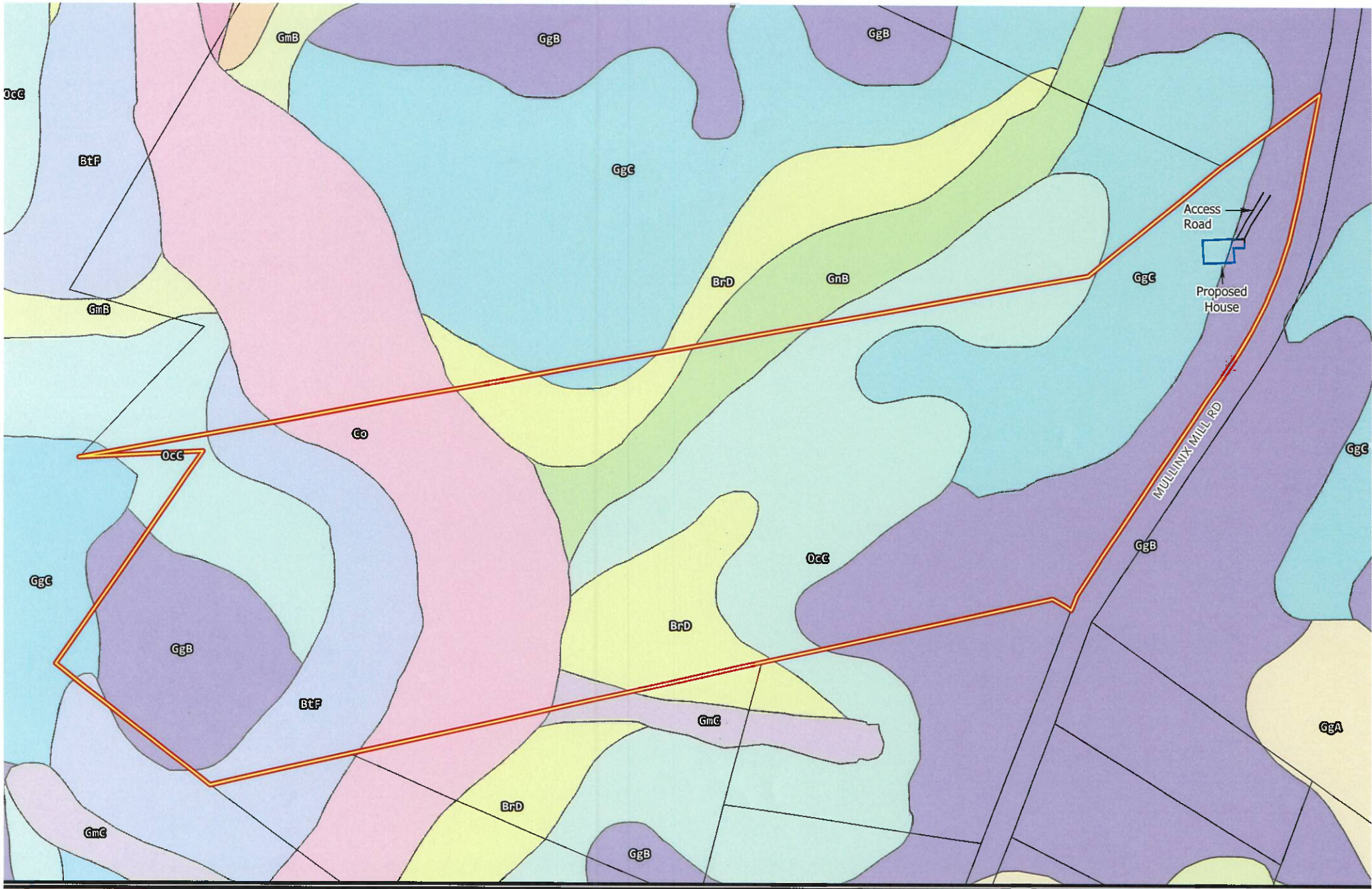
Gary & Diane Egrie
 Mullinix Mill Road
 Mt. Airy, MD 21797
 Tax Map: 12 Parcel(s): 76

Protected Lands



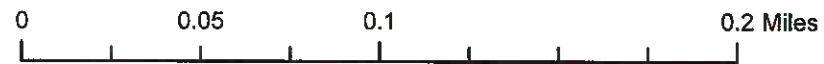
Howard County Department of Planning & Zoning
 Resource Conservation Division
 October 1, 2019





Gary & Diane Egrie
 Mullinix Mill Road
 Mt. Airy, MD 21797
 Tax Map: 12 Parcel(s): 76

Soils



Howard County Department of Planning & Zoning
 Resource Conservation Division
 October 1, 2019



Levy, Joy

From: Gary Egrie <pgegrie@gmail.com>
Sent: Friday, September 27, 2019 9:47 PM
To: Levy, Joy
Subject: Re: FW: 42.26 acres on Mullinix Mill Road, Mt Airy, HC
Attachments: Field on Sept 8.JPG; Mullinix planting process for Joy Levy.pptx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thanks Joy. The field is pollinator habitat established as part of a program with USDA NRCS. I've attached a reduced version of a presentation I gave last year to the Howard County Bee Keepers Association, as well as a recent photo of the property.

Gary

On Fri, Sep 27, 2019 at 4:59 PM Levy, Joy <jlevy@howardcountymd.gov> wrote:

Hi Gary – this is very complete. I'm sure there's enough here for me to write my staff report but I will contact you if I have any questions.

Just one quick thing – what farming are you doing?

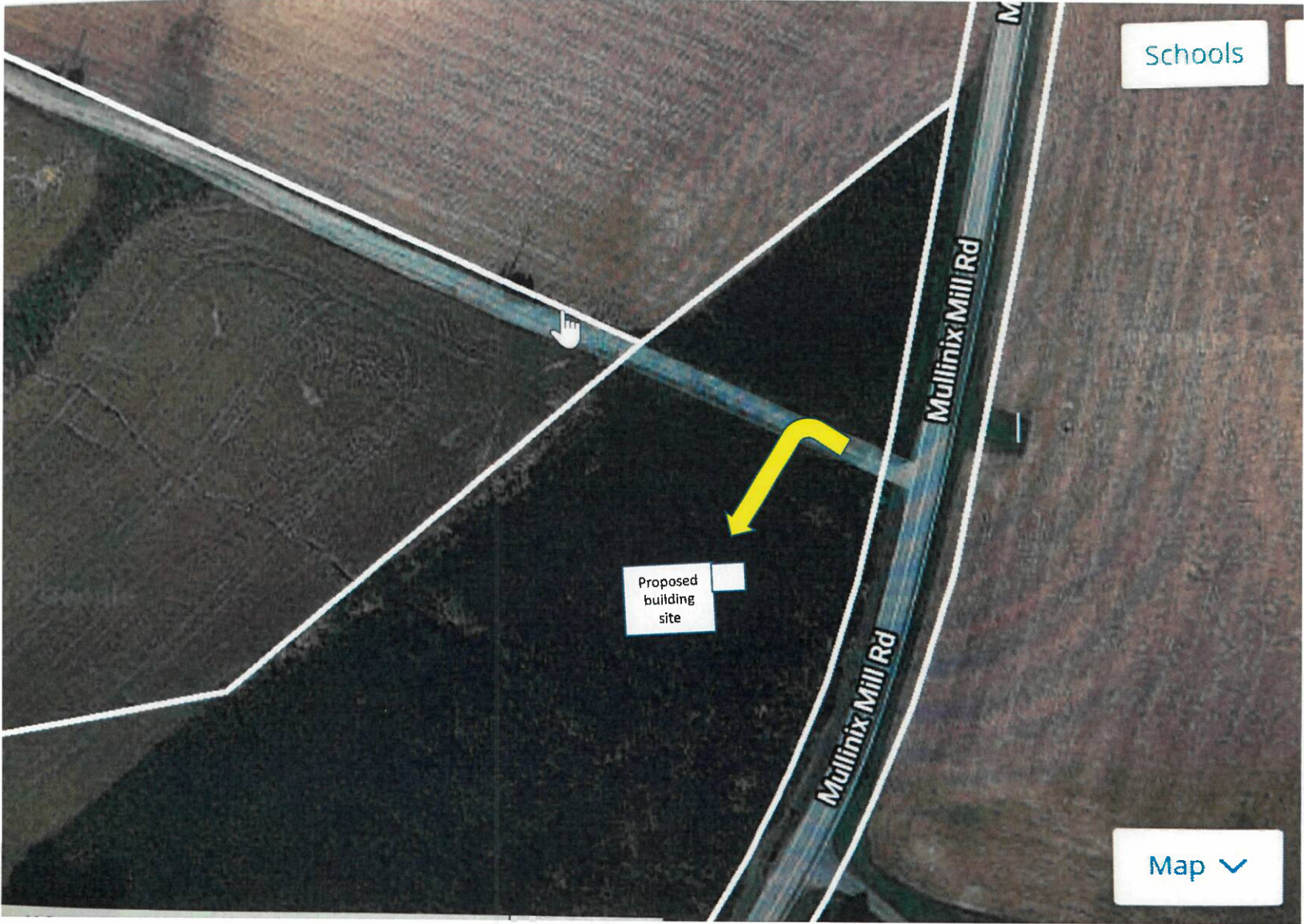
Thanks, Joy

From: Gary Egrie <pgegrie@gmail.com>
Sent: Wednesday, September 25, 2019 12:19 PM
To: Levy, Joy <jlevy@howardcountymd.gov>
Subject: Re: FW: 42.26 acres on Mullinix Mill Road, Mt Airy, HC

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi Joy,

Thank you for that information. Please let me know if the following, including the attachment, meets the expectations of the Board.



Schools

Proposed building site

Mullinix Mill Rd

Map