



# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

## HOWARD COUNTY AGRICULTURAL PRESERVATION BOARD January 25, 2021

### Staff Report

**Owners:** Larry and Peggy Jo Sowell  
PO Box 303  
Woodstock, MD 21163

**Farm Location:** Tax Map 10, Parcels 228 and 229, 30 +/- acres

**Easement Designation:** Howard County Easement applicant

**Request:** Review by the Agricultural Preservation Board to purchase an agricultural easement

**Recommendation:** Recommendation to the County Executive to approve the purchase of an easement

### Summary:

This 30-acre property is currently comprised of two separate parcels of record that function as one farm, and the owners intend to merge the parcels prior to easement settlement. The property has been scored accordingly. There are two dwellings dating from the 1840's on the farm. M/M Sowell reside in the stone farmhouse and there is also an uninhabitable tenant house. The property has a horse/hay barn, a tractor shed and about 8860 total feet of fencing.


Over the years, M/M Sowell have raised feeder cattle and boarded horses on their 14 acres of pasture. They have planted over 2,200 trees and they maintain the wooded acreage in the Maryland Woodland Assessment Program. The property is located near a significant amount of forested land owned by the State of Maryland.

Currently, M/M Sowell maintain the fences and mow four pasture and paddock areas. Compliance with the Soil Conservation and Water Quality Plan to protect waterways from livestock made watering difficult, so for now they are boarding only one horse.

### 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:

1/15/21

### Attachments:

- Score Sheet
- Draft APB Points
- Aerial Photo
- Preservation Map
- Soils Map



## Howard County Agricultural Land Preservation Program 2020 PRICE FORMULA WORKSHEET

Owner Sowell Tax Map 10 Parcel(s) 228, 229  
 Farm Address 950 Driver Rd, Marriottsville Acres 30

**POINTS**

<b>1. Parcel Size Relative to Average Acreage of Remaining Uncommitted Land (40 acres)</b>		<b>Maximum 150 points</b>	<u>100</u>
40 acres or more	_____	150 points	
35 acres to 39.9 acres	_____	125 points	
30 acres to 34.9 acres	<u>30</u>	100 points	
25 acres to 29.9 acres	_____	75 points	
20 acres to 24.9 acres	_____	50 points	
<b>2. Soil Capability – Percentage of Class I, II and III Soils Relative to Property Total</b>		<b>Maximum 150 points</b>	<u>75</u>
90% or greater Class I, II and III Soils	_____	150 points	
80% to 89% Class I, II and III Soils	_____	125 points	
70% to 79% Class I, II and III Soils	_____	100 points	
60% to 69% Class I, II and III Soils	<u>66.40%</u>	75 points	
Less than 60% Class I, II and III Soils	_____	50 points	
<b>3. Soil Productivity as Measured by Land Evaluation Score</b>		<b>Maximum 150 points</b>	<u>75</u>
90 or greater Land Evaluation Score	_____	150 points	
80-89 Land Evaluation Score	_____	125 points	
70-79 Land Evaluation Score	_____	100 points	
60-69 Land Evaluation Score	<u>63.7</u>	75 points	
Less than 60 Land Evaluation Score	_____	50 points	
<b>4. Adjacency to Preserved Land</b>		<b>Maximum 125 points</b>	<u>100</u>
75 to 100% perimeter adjacent to preserved land	_____	125 points	
50 to 74% perimeter adjacent to preserved land	<u>61%</u>	100 points	
25 to 49% perimeter adjacent to preserved land	_____	75 points	
Less than 25% perimeter adjacent to preserved land	_____	50 points	
<b>5. Concentration of Preserved Lands</b>		<b>Maximum 125 points</b>	<u>125</u>
More than 600 acres of preserved land within 3/4 mile	<u>941</u>	125 points	
400-599 acres of preserved land within 3/4 mile	_____	100 points	
200-399 acres of preserved land within 3/4 mile	_____	75 points	
Less than 200 acres of preserved land within 3/4 mile	_____	50 points	
<b>6. Current Land Use</b>		<b>Maximum 150 points</b>	<u>50</u>
90% or greater of property in agricultural use	_____	150 points	
80% to 89% of property in agricultural use	_____	125 points	
70% to 79% of property in agricultural use	_____	100 points	
60% to 69% of property in agricultural use	_____	75 points	
Less than 60% of property in agricultural use	<u>56%</u>	50 points	
<b>7. Soil Conservation and Water Quality Plan (SCWQP)/Best Management Practices (BMPs)</b>		<b>Maximum 100 points</b>	<u>75</u>
Longstanding landowner relationship with SCD, and SCWQP on the property is predominantly implemented with no major resource concerns	_____		100 points
Landowner has relationship with SCD and has made considerable efforts to implement SCWQP on this property or another property, or landowner has implemented considerable BMPs on their own	<u>X</u>		75 points
New relationship with SCD and has made efforts to implement SCWQP on this property or another property, or landowner has implemented BMPs on their own	_____		50 points
New SCWQP with no conservation or BMP activity	_____		0 points

**POINTS**

**8. Ownership and Operation**

Owner operated	<u>          </u>	X
Non-owner operated	<u>          </u>	
No current operation	<u>          </u>	

**Maximum 50 points**            **50**

50 points  
25 points  
0 points

**SUBTOTAL POINTS**

**Maximum 1000 points**            **650**

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

650 points x \$40/point = \$26,000

**Additional Points - Maximum 100 points**

**1. Relinquishment of Tenant House Rights, if applicable**

1, existing Number of tenant houses allowed by right at 1 per 25 acres  
0 Tenant house rights relinquished x 10 points per house

**Maximum 50 points**            **0**

**2. Optional APB Points**

See separate scoring sheet - points may be added or subtracted

**Maximum +/- 50 points**            **5**

**TOTAL POINTS**

**Maximum 1000 points**            **655**

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

655 points x \$40/point = \$26,200

**TOTAL PRICE OFFER**

30 acres x \$26,200 per acre =

**\$786,000**

## DRAFT 2020 AGRICULTURAL PRESERVATION BOARD POINTS

Owner Sowell Tax Map 10 Parcel(s) 228, 229 Acres 30  
Farm Address 950 Driver Rd, Marriottsville

Total of 50 potential points can be added

- 1) Contribution to Agricultural Economy – Maximum 10 points **0 points**
  - 5 points – The farm has a specialized or unique operation
  - 5 points – The farm has significant agricultural infrastructure
  - 5 points – The farm business is active within the local community by:
    - a. Purchasing agricultural products from other area farms
    - b. Supplying agricultural products to farms, businesses or individuals
  
- 2) Contribution to Agricultural Sustainability – Maximum 10 points **0 points**
  - 5 points – An easement acquisition on this farm would be a new addition to properties already under easement belonging to same owner
  - 5 points – This is a Century Farm
  - 10 points – If the farm is for sale at the time of application, purchase of an easement will assist in the transfer to a new and/or next generation farmer
  
- 3) Green Infrastructure Network (GIN)/Water Quality – Maximum 10 points **5 points**
  - 5 points – Farm includes portions of GIN hub(s)
  - 3 points - Farm includes portions of GIN corridor(s)
  - **5 points – 50' minimum forested riparian buffer width**
  - 3 points - 35' minimum forested riparian buffer width

4) Historic and Scenic Resources – Maximum 10 points **0 Points**

- 5 points – Farm includes an historic structure encumbered by a Maryland Historic Trust easement
- 3 points – Farm includes a structure listed on the National, Maryland or Howard County Registers of Historic Places
- 5 points – Farm is located on the Historic National Road (Rt. 144)
- 3 points – Farm is located on a Maryland or Howard County Scenic Road

5) Discretionary - Maximum 10 points

Reason for allocating points \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**PARCEL LINE TO BE REMOVED**

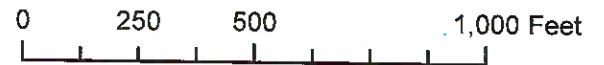
MARRIOTTSVILLE RD

DRIVER RD

Sowell Property  
950 Driver Road  
Marriottsville, MD 21104  
Tax Map: 10 Parcel(s): 228 & 229





### Aerial

 property



Howard County Department of Planning & Zoning  
Resource Conservation Division  
January 8, 2021

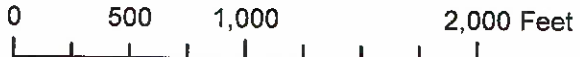


-  property
- Protected Lands**
-  Non-County Open Space
- Preservation Easements**
-  Environmental Preservation Parcels
-  Howard County Agricultural Preservation Parcels



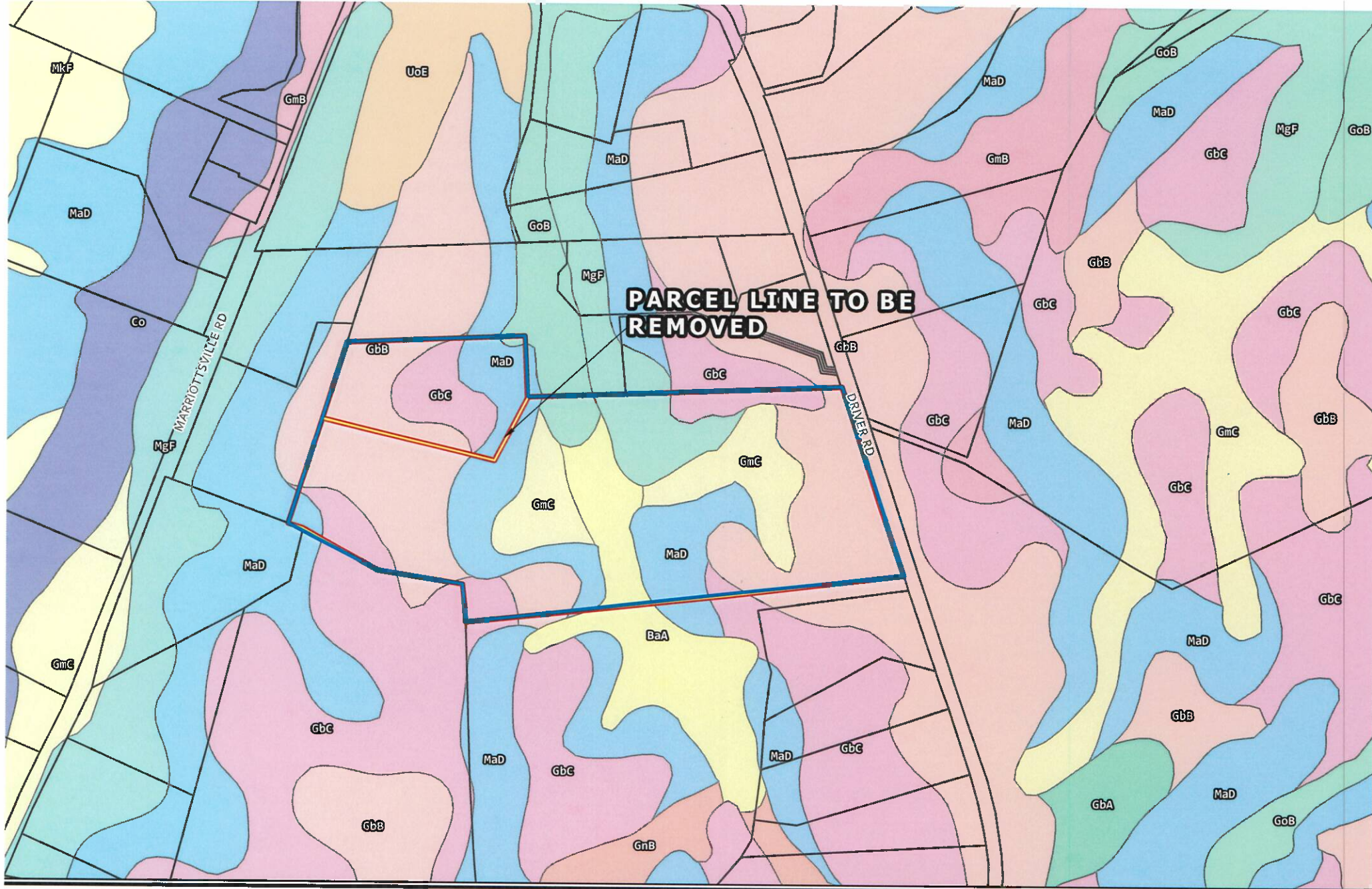
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**Protected Lands**



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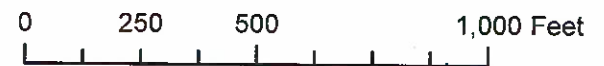




Sowell Property  
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### Soils

 property



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