

# Maryland Agricultural Land Preservation Certification Program Application

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Worcester County, Maryland

July 1, 2015 to June 30, 2017

*Approved by the County Commissioners of Worcester County on April 21, 2015*

**April 27, 2015**

# Maryland Agricultural Land Preservation Certification Program Application

## Introduction

The purpose of this document is to report on Worcester County's agricultural land preservation efforts, status and progress, as required biannually to retain state certification.

Worcester County, Maryland's only seaside county, is predominantly rural. Nearly 70% of the county's approximately 304,000 acres is managed privately as farms or working forest. Most residential and commercial development is concentrated in the northern portion of the county near Ocean City, but development pressure is expected to continue to press southward, particularly in the Coastal Bays watershed. The population of Worcester County was approximately 47,000 in 2000. In ten years it grew to 51,451 (2010 census). Maryland Department of Planning (MDP) estimates a population of 51,620 as of July 1, 2013.

While northeastern Worcester County is particularly attractive as a location for retirement, and over half of the migrants to the county are over the age of 55, growth has substantially slowed from 2.88% (1990-2000) to 1.01% (2000-2010). Growth is projected to slow additionally to 0.56% for 2010-2015<sup>1</sup>. However growth is anticipated to accelerate from 2015-2020 to 1.18%<sup>2</sup>, again placing Worcester among the fastest growing counties on the lower shore and in the state of Maryland. Protection of agricultural and natural resources should be planned and implemented in advance of this anticipated increased growth rate.

Approximately 90% of the county is zoned A-1 (Agricultural) or RP (Conservation); 169,158 and 87,463 acres respectively<sup>3</sup>. In these zones only five lots may be subdivided from what was an entire parcel of land in 1967. In the A-1 zone, 6 lots may be created under certain circumstances, including clustering of lots. In the RP zone up to 5 lots per parcel are permitted only by special exception. This has allowed the county to protect its agricultural areas from sprawl development. An A-2 zone was created from A-1 and E-1-zoned areas in 2009 (includes 7,253 acres). This zone is intended to foster agricultural use, while also allowing uses of a more commercial nature that require large tracts of land that had been permitted in the entire A-1 zone prior to 2009. Worcester County did not adopt a tier map or otherwise make any changes to zoning regulations following the enactment of the Sustainable Growth and Agricultural Preservation Act of 2012 (the septics law).

As described in the 2006 comprehensive plan, it is the county's intent to protect and promote private farming and forestry by accommodating inevitable population growth through appropriate planning and zoning, and by taking advantage of every program available to landowners to voluntarily protect open space. For this reason, the county is committed to continuing to seek or provide additional funds for the purchase of both

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<sup>1</sup> Based on projections prepared by the Maryland Department of Planning, July 2014.

<sup>2</sup> *Ibid*

<sup>3</sup> Worcester County underwent comprehensive re-zoning in 2009.

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Rural Legacy and Maryland Agricultural Land Preservation Fund (MALPF) easements and to obtain State certification for the county's agricultural land preservation program.

*Part I: Local Authorization (.05.C(1)). Approval by county agricultural land preservation advisory board, the county planning office or planning commission, and the governing body of the county.*

Enclosed please find letters documenting support and approval by the County Commissioners of Worcester County, the Worcester County Planning Commission and the Worcester County Agricultural Land Preservation Advisory Board.

*Part II: Planning Context and Implementation Program for Agricultural Land Preservation (.05.D)*

- A. *The county has in effect a comprehensive plan, plan addendum, or supporting documents to the plan that:*
- 1. Describes the county goals for the preservation of agricultural land and the agricultural industry, and the rationale used to establish those goals (.05.D(1)(a)).*

Worcester County current comprehensive plan and land preservation, parks and recreation plan were adopted in 2006. The comprehensive plan, which was awarded "outstanding plan" in 2006 by the Maryland Chapter of the American Planning Association calls for very limited new growth areas (2,861 acres) in and around existing towns and away from shorelines/waterways and other sensitive areas. This development pattern also limits residential and commercial encroachment into the agricultural areas of the county.

The county's economic engines are tourism and agriculture. It is an objective of the 2006 comprehensive plan to "Continue the viability of the agriculture and forestry industries," and to "continue the dominance of agriculture and forestry uses throughout the county's less developed regions."

The 2006 *Land Preservation and Recreation Plan* calls for protection of 1,500 acres of land annually, through a variety of means, over the next five years.

A "Priority Preservation Area" (PPA) element required by the state of certified counties was incorporated into the 2006 Comprehensive Plan on January 5, 2010. This included a map of the PPA, description of protection goals, strategy to meet these goals, and schedule for implementation. The PPA is 195,000 acres, 65% of the county's land area. The long-term goal is to protect 100,000 acres within this area for agriculture and forestry, by protecting 800 acres within the PPA annually.

- 2. Describe and show on a map the designated agricultural land preservation areas in the county (.05.D(1)(b)).*

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The lands in Worcester County eligible to participate in the agricultural preservation program meet the minimum criteria established by MALPF, are zoned A-1 or, in some cases, A-2 or RP, and are outside of the growth areas determined by the 2006 comprehensive plan. Below we review current zoning categories in rural areas. Adopted in the 2009 comprehensive re-zoning, and their relationship to our preservation efforts.

The purpose of the A-1 district is to preserve and protect the county's farms and forestry operations and their economic productivity and to ensure that agricultural and forestry enterprises will continue to have the necessary flexibility to adjust their production as economic conditions change. In addition to traditional agricultural pursuits, residential uses are permitted on a small scale. This is consistent with the district's intended function of protecting the land based resources for the county's agricultural and forestry industries from the disruptive effects of major subdivision. Approximately 169,000 acres are zoned A-1 and account for 59% of the county.

Lands zoned RP are particularly in proximity to the coast, rivers and streams and generally constrain development due to their environmental sensitivity. In some cases, lands zoned RP contain soils that meet the minimum requirements for entry into the MALPF program. Approximately 87,000 acres are zoned RP (31% of the county).

The A-2 zone is intended to foster agricultural use while also accommodating compatible uses, such as golf courses, campgrounds, etc. (by special exception) that require large tracts of land. Approximately 7,300 acres are zoned A-2 (2.5% of the county).

A map showing the county's above zoning designations is attached (Figure 1).

The county intends for the focus of land preservation within this eligible area to be the Priority Preservation Area (Figure 2). This includes the greatest contiguous area of farmland, the majority of prime farmland, and also is where the majority of landowner interest in protection exists. While the county will not discourage applications from property owners in areas outside of the PPA that qualify, the county will focus outreach and protection efforts in the 195,000-acre PPA and fully expects that in excess of 90% of all applications for land protection will continue to come from this area.

- B. The implementation program for agricultural land preservation shall include the following elements (.05.D(4)):*
- 1. The land use management tools, zoning ordinances, and related guidelines and procedures to protect agricultural land from subdivision and conversion to nonagricultural uses (.05.D.(4)(a)(i)).*

Worcester County has among the most protective agricultural zoning in Maryland; only five lots may be subdivided from what was an entire parcel as of 1967 in the A-1 and A-2 zones. Properties zoned "RP" in Worcester County may subdivide under the same rules as above, but only by special exception. Under certain circumstances, parcels in the A-1

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zone may subdivide six (6) times if the lots are clustered and off of a public road. Since this provision was adopted in 2009, no “rural cluster” subdivisions have been approved.

The Worcester County Commissioners adopted a Right-to-Farm law, which became effective November 17, 1998. The law limits the circumstances under which agricultural and forestry operations may be deemed a nuisance and establishes an Agricultural Reconciliation Board and the requirements and procedures for the Board’s operation. The law requires that a statement be provided to all purchasers of real estate considered to be “agricultural land” advising that the property is located in an area where agricultural and forestry activities are given priority over all other activities and is considered the first permitted use.

Worcester County cooperates with the Maryland Coastal Bays Program to implement the Maryland Coastal Bays Comprehensive Conservation and Management Plan (CCMP) (revised plan adopted in 2014). Through the Management Agreement that was established in 1996, Worcester County has agreed to undertake specific conservation and management actions described in the CCMP. Action relevant to agricultural preservation includes establishment of a Newport-Chincoteague Land Conservation Area and a goal of protecting 500 acres annually in the Area. In addition, Worcester County will work with MDA and other partners to create economic incentives to retain forestry and farming and will seek establishment of support industries in the county.

2. *The programs the county uses to purchase and transfer development rights from agricultural land to provide other financial incentives to landowners who sell their development rights (.05D(4)(a)(ii)).*

Worcester County has an active, successful Rural Legacy Program, to which the county has contributed \$800,000 to state grant funds of over \$12 million. The Coastal Bays Rural Legacy Area, established in 1999, is located in the southeastern portion of the county and includes 27,500 acres. To date approximately 8,500 acres of agricultural and forested land has been protected in the area with Rural Legacy easements. The county plans to protect at least an additional 3,000 acres in the area within the next several years. Dividing Creek Rural Legacy Area was created in 2008. It is located in the southern portion of the Dividing Creek watershed, 23,000 acres in size, and includes both Worcester and Somerset counties. Four properties have been protected with Rural Legacy conservation easements on the Worcester County side of the area, to date, totaling approximately 1,100 acres.

Voluntary participation in the MALPF Program is having a growing impact on land conservation in the county. Currently there are 44 easement properties totaling 6,587 acres in Worcester County. For FY15/16 there were 22 easement sale applicants seeking to sell a MALPF easement over 3,100 acres.

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### 3. *Activities which support productive agriculture and the agricultural industry (.05.D(4)(a)(iii)).*

Tourism and Agriculture are the bedrocks of Worcester County's economy. The Worcester County Department of Economic Development (WCDED) continually seeks opportunities to support and grow the agricultural sector.

The county also supports local agricultural industry through funding for the Gypsy moth program, Soil Conservation Service, and the Extension Service in an amount of \$195,679.20 in FY2012, \$198,577.08 in FY2013 and \$205,384.04 in FY2014.

### **Part III: Qualifying expenditures (.05.C(3)).**

#### *A. The county has committed to make qualifying expenditures of county funds that equal or exceed the estimated certification funds that will be available as a result of certification.*

The Worcester County Commissioners have committed to dedicate, at a minimum, the 9% required match per year, from general funds, in order to meet the requirements of certification. The table below shows the matching funds the county has provided, based upon an estimate of the agricultural transfer tax to be collected (the match commitment is made prior to the end of the fiscal year). Unless there are changes in the market, in the coming years the annual minimum county commitment is not expected to be greater than \$10,000-\$15,000.

Fiscal Year	Ag TT Collected	General Fund Commitment	75% retained after certification	total match committed for MALPF	60% State Match	Total State and County Match Funds
FY12	129,010.00	*	105,768.75	*	*	*
FY13	47,627.00	9,717.19	35,900.25	147,379.36**	221,068.00	368,447.36
FY14	21,814.24	***	16,360.68	***	***	***
<b>Total 12-14</b>	<b>\$198,451.24</b>	<b>\$9,717.19</b>	<b>\$158,029.68</b>	<b>\$147,379.36</b>	<b>\$221,068.00</b>	<b>\$368,447.36</b>

\*FY11 and FY12 were combined into one funding cycle

\*\* Includes funds unused in previous fiscal years.

\*\*\*FY 13 and FY14 were combined into one funding cycle

#### *B. The county intends to use 75% of agricultural land transfer tax retained through certification (.07.A) to purchase development rights, supplement MALPF or TDR payments, cover 10% or \$30,000 of administrative costs, and/or for other uses in accordance with Regulation .08.A.*

Worcester County uses the 75% of funds retained through certification approval to purchase MALPF easements. The county has a full-time position dedicated to land

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protection, and draws on the retained funds to cover limited administrative costs (time spent on MALPF projects and other MALPF-generated administrative expenses.)

- C. The county intends to use its share of MALPF funds remaining at the end of each fiscal year (.07.B) to purchase development rights and or bond annuity funds and guaranteeing loans collateralized by development rights (.08.B).*

Worcester County will dedicate its share of MALPF funds remaining at the end of each fiscal year solely to purchase development rights through the existing MALPF program.

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## **Part IV: Evaluation of County’s Program and Program Development Strategy (.05.E)**

- A. *Statistics on the performance of implementation tools in protecting agricultural land in designated preservation areas from development (.05.E(1)):*
1. *The number of acres of agricultural land subdivided or converted for nonagricultural uses in designated preservation areas (.05.F(1)).*

The following tables summarize non-agricultural building activity in the zones that are targeted for land protection.

Table 1. New dwelling units, 2012 to 2014, Worcester County.

Year	Number of permits for new units in A-1	Number of permits for new units in PPA	Number of permits for new units county-wide
2012	23	20	107
2013	18	14	121
2014(through August)	10	0	95

Table 2. New Residential Subdivisions, 2012-2014, Worcester County\*.

Year	New residential lots in the A-1 zone*	New residential lots in the RP zone	New residential lots in the PPA	New residential lots county-wide
2012	14 lots; 106.029 acres	0 lots; 0 acres	8 lots; 63.338 acres	18 lots; 219.076 acres
2013	17 lots; 215.99 acres	2 lots; 15 acres	14 lots; 202.8 acres	81 lots; 249.27 acres
2014 (through August)	8 lots; 69.66 acres	0 lots; 0 acres	7 lots; 65.28 acres	73 lots; 81.04 acres

\*Lots recorded as new lots in the calendar year.



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2. *An assessment of the degree to which county land use management tools are succeeding in protecting agricultural land in those areas (.05.F(2)).*

The county's zoning code has been effective in minimizing the rate of residential growth in the A-1 zone. From 1999 to 2014, 636 new residential lots were created in the A-1 zone. This involved 3,998.419 acres, or 2.4% of the A-1 zone (an undetermined amount of this acreage is still in agricultural use following building of a residence; although the average residential lot size in the A-1 zone is 6.3 acres, there is great variation, and some of this land remains in agricultural use). A comparison of the rate of issuance of residential building permits within the A-1 zone to the rest of the county also demonstrates that strict A-1 zoning has prevented significant inroads of residential development in the A-1 zone, despite heavy development pressure in the county, during the strong growth period of the early 2000s. From 1999 to 2008, 2,537 new residential lots were created county-wide. 24% of these lots were created in the A-1 zone. 807 residential building permits were issued in the A-1 zone. This accounts for 18% of all residential building permits issued over that time period. This should be considered in the context of the relative size of the A-1 zone to the rest of the county, which during this time period covered 70% of the county. It's important also to note that Worcester County has a long history of denying applications to re-zone lands zoned A-1. It is also notable that negligible subdivision and residential building activity occurred in the C-1 (conservation—now "RP"—Resource Protection) zone over this time period (18% of the county was zoned C-1).

Data on permits and lots created 2012-2014 are presented in the previous tables (Tables 1 and 2). Rate of residential development obviously greatly slowed after 2008, and that trend has continued through 2014, although two major subdivisions were recorded in 2013 and 2014.

During this 3 year period approximately 331 acres were subdivided for 29 residential lots in the PPA (this does not mean that all of this was converted from agriculture, in fact much of it remains in agriculture). From 2012 to 2014, 34 permits were issued from new dwelling units in the PPA. The 195,000-acre PPA contains approximately 55,000 acres that are already protected and the goal is to protect another 100,000 acres. Less than 6,000 acres, to date, are developed. While this current lull in development is not likely to last, even if it were to return to the levels seen during the development boom of the early 2000's (60 lots per year in the A-1 zone), and that were sustained, it would take decades for 40,000 acres (20% of the PPA) to be converted to residential or other non-agricultural use.

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*B. Statistics on the performance of easement purchases, TDRs, and related financial incentives toward achieving county goals for agricultural land preservation and the goals of the certification program (.05.E(2)).*

*1. An estimate of the amount of land being preserved over time in designated areas, through PDRs and TDRs (.05.G(1)).*

The county does not have a TDR (Transfer of Development Rights) program. The county is a participant in MALPF and the Maryland Rural Legacy Program (PDR programs), and has increasingly worked with federal agencies and other groups to protect agricultural land with purchased easements. As of December 2014, 43 MALPF easements permanently protecting 6,490 acres have been purchased; sale of an easement on another 234.6 acres is pending (2013/14 cycle purchase). The Rural Legacy Program has protected over 8,400 acres of farms and forests in the Coastal Bays Rural Legacy Area. The county anticipates eventually doubling the acreage already protected in the Coastal Bays Rural Legacy Area through the Rural Legacy Program. In Dividing Creek Rural Legacy Area, 1,100 acres have been protected through the Rural Legacy Program. The long-term goal for Dividing Creek RLA is to protect another 4,275 acres of the land within its boundary.

Worcester County works actively with other land protection programs and sources of funds. A The County has worked with U.S. Fish and Wildlife Service to protect fragile coastal lands, that also include farmland. Over 800 acres have been protected under the Coastal Wetlands Program since 2009. The Lower Shore Land Trust (LSLT) operates in Worcester County and holds donated easements, two new projects protecting over 400 acres closed in 2014.

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2. *A description of the types of farmland being preserved through PDRs and TDRs in the county, supported by statistics (.05G(2))*

Table 4. Farmland Type Preserved in Worcester County, as of December 31, 2014.

PDR Program	Total Acres Protected	Acres of class I, II and/or III soils	Acres of forested land (approx.)	Acres in crop production (approx.)	Acres in the PPA
MALPF	6,205.4	4,700	1,900	4,300	6,090.86
Coastal Bays Rural Legacy	8461.14	Data not available	4,400	4,000	8461.14
Dividing Creek Rural Legacy	1,100.2	Data not available	700	400	1,100.2
CREP Permanent Easement Program	376.34	Data not available	300	80	376.34

The MALPF program focuses on protection of farmable soils, whereas the Rural Legacy Program in Worcester County is more broadly focused on protection of natural resources, including farmland, within the Coastal Bays and Dividing Creek Rural Legacy Areas. The CREP Permanent Easement Program protects mostly forest resources (land in CREP contract) but also protects cropland, as all land on the property is protected.

3. *An inventory of the properties from which development rights have been purchased or transferred (.05.G(3)). If in tabular form, it should include for each property:*
- Number (s) of the tax map(s) on which the parcel(s) comprising the easement occur;*
  - Grid cell numbers of the tax map(s) on which the parcel(s) comprising the easement;*
  - Parcel number(s) through which the property can be identified on the tax map(s); and*
  - Total number of acres of the easement property.  
( A digital inventory must be approved by the Office Of Planning)*

Please refer to Table 5 and Table 6.

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*C. A comparison of the amounts of agricultural land preserved and lost in designated agricultural preservation areas over time, and an assessment of the implications of these trends for achieving preservation goals in those areas. (.05.E(3)).*

Table 7. Summary of Acres Lost and Protected in the PPA, 2012-2014, Worcester County.

	Lands subdivided for residential use in the PPA*	Lands protected in the PPA
2012	63.3 acres (8 lots)	98.9 acres (MALPF) 665.55 acres (Rural Legacy)
2013	202.8 acres (14 lots)	0 acres (MALPF) 484.58 acres (Rural Legacy)
2014	65.3 (7 lots)	185.8 acres (MALPF) 257.51 acres (Rural Legacy) 168 acres (LSLT/MET donation)
TOTAL	<b><u>331.4 acres</u></b> (29 lots)	<b>284.7 acres</b> (MALPF) <b>1,407.64 acres</b> (Rural Legacy) <b><u>TOTAL: 1,860.34</u></b>

\*These figures represent the entire acreage subdivided; much of this acreage is still in agricultural use.

As described previously, Worcester County limits non-agricultural activity in the A-1 and RP zones with highly restrictive zoning. Continuing the trend observed from 1999 to 2011, more land was protected than was subdivided for residential use in the A-1 zone. Specific to the PPA, Nearly 1,900 acres were protected from 2012-2014. During this same time period 29 residential lots were created in the PPA, involving around 331.4 acres. It's important to note that the subdivided agricultural land is not all converted to residential/non-agricultural use. The total acres "lost" in Table 7 includes large parcels on which agricultural activities continue.

By maintaining strict zoning (97% of the PPA is zoned A-1 or RP) and by increasing participation in the MALPF program as well as actively pursuing funding through the Rural Legacy Program and other land protection opportunities, the county expects to continue to be successful in maintaining the integrity of the PPA.

*D. A summary of the strengths and weaknesses in the ability of the overall implementation program to protect agriculture from development and to reach preservation goals (.05.E(4)).*

From 2012 to 2014, approximately 620 acres of farmland/working forest were protected annually on average in the PPA, which falls 23% short of the county's stated goal of protecting 800 acres of farmland per year in the PPA. Limited funding, particularly for the MALPF program, contributed to this slowed rate of agricultural land protection

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during this time period. In the previous period of three (3) years (2009-2011) 638 acres were protected with MALPF easements.

Effective zoning and low cost per acre of easements (compared to many other counties) are the primary strengths of Worcester County's program.

For several 2012 easement purchases, the county was able to obtain federal Farm and Ranchland Protection Program (FRPP) funding to match Rural Legacy funding. This allowed the county to "stretch" state dollars and protect more land than otherwise possible.

A new strength since the recession is that landowner interest in purchased and donated easements has risen greatly. Twenty-two (22) applications were submitted in Worcester County to sell an easement to MALPF in FY15/16. Lower Shore Land Trust and Maryland Environmental Trust actively seek donated easements on the lower shore, including in Worcester County, and are finding that there is more interest in the tax benefits that can be obtained. One significant new conservation easement donation occurred in 2014, a 168-acre farm outside of Public Landing with significant development potential.

The primary weakness is the lack of adequate funding for easement purchases. Since 2008, most MALPF applicants in Worcester County did not receive an easement purchase offer due to lack of funds. The Rural Legacy Program was unfunded in FY12 and Worcester County did not receive any funding for the Coastal Bays Rural Legacy Area in FY14.

The FRPP program (now the Agricultural Conservation Easement Program—ACEP) mentioned previously has undergone significant changes and although the program is funded, it has become increasingly incompatible with Rural Legacy and until/unless some issues are worked through with ACEP-required easement language, the county may be unable to use this important matching program, which is a significant problem at a time of very limited funding, coupled with strong landowner interest.

Development pressure continues to be very low at this time, which provides an excellent opportunity to protect properties that in many cases were not available for protection several years ago. The low pressure for development also buys time for protection of more land.

### *E. Recommendations for program improvements to address issues raised by the evaluation above (.05.E(5)(a)).*

The largest constraint to meeting the goal of protecting 800 acres of farmland in the PPA annually is adequate funding. The county continues to work closely with other agencies and programs to protect rural land, including farmland. These include, U.S. Fish and Wildlife Service (Coastal Wetlands Program), Maryland Department of Natural

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Resources, Program Open Space; Trust for Public Land, Lower Shore Land Trust and Maryland Environmental Trust, and The Nature Conservancy. Without strong funding of MALPF and the Rural Legacy Program, however, it is unlikely that the acreage goal can be met.

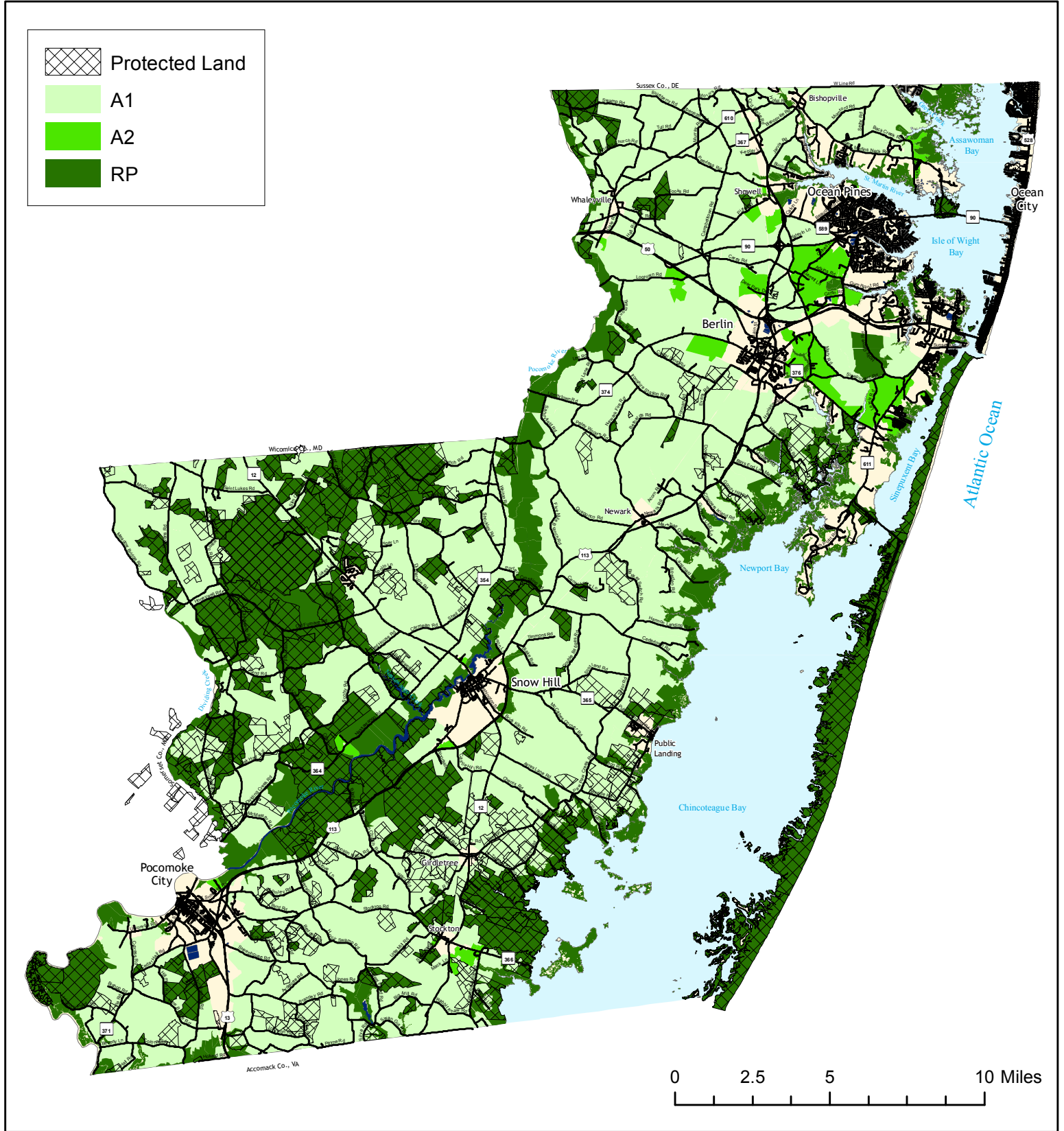
*F. A schedule of steps to be taken during the certification period to achieve the improvements identified above (.05.E)(5)(b)).*

The following actions will be undertaken during the certification period:

1. A county staff person will continue to provide landowner outreach and pursue the variety of PDR tools available to protect agricultural land.
2. Worcester County will consider adopting the following policies to improve protection of agricultural land:
  - A. Providing matching funds for purchase of MALPF easements.
  - B. Providing funding for supplemental payments on MALPF easement purchases only when state funds and county matching funds already committed are insufficient to make an offer.
3. Encourage farmland easement donation by providing information to landowners on the potential tax benefits.
4. Worcester County will continue to implement the 2006 comprehensive plan, including the Priority Preservation Area Element. This includes the 2009 comprehensive re-zoning which continues to protect farmland from sprawl development.

# Figure 1: A-1, A-2 and RP Zoning, Worcester County, Maryland

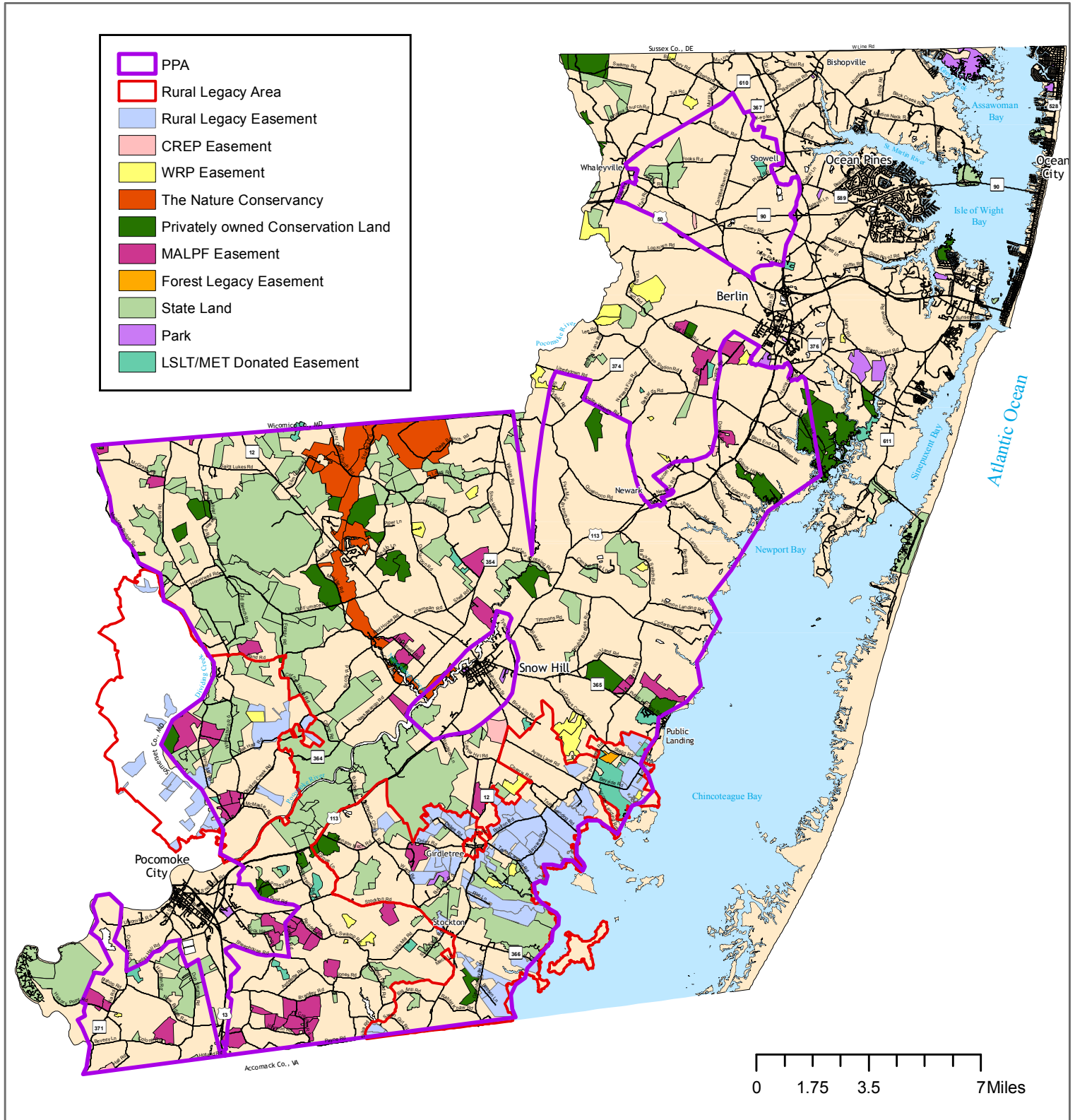
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Map Created by Worcester County Department of Environmental Programs  
 Map prepared on January 5, 2015.  
 This map is intended for planning purposes only and not for regulatory application.  
 Data sources: Worcester County Department of Development Review and Permitting;  
 Maryland Department of Natural Resources

# Figure 2: Priority Preservation Area (PPA) and Protected Lands, Worcester County, Maryland

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Map Created by Worcester County Department of Environmental Programs  
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 Maryland Department of Natural Resources



Table 5. MALPF Easements in Worcester County

Primary Landowner	MALPF Identification	Tax Map	Parcel	Easement Acres	Settlement Date
Gerald Redden	23-85-01e	79	25	236.53	9/13/1993
Thomas & Kelly Gravenor	23-93-01Ae	54	41,43,45	31.314	2/12/2004
Bruce Nichols	23-93-05ae	63	82	67.57	3/25/1999
Milton Alfred Pennewell Family Irrevocable Trust	23-93-06e	62	29,30	126.63	8/28/1998
Milton Alfred Pennewell Family Irrevocable Trust	23-93-02Ae	54	47, 97	78.75	5/26/1999
Stanley & Shirley Brown	23-95-12e	35	54	100	5/15/1996
James Gregory	23-95-11e	36	122	3.76	3/17/1997
Richard Jones	23-95-01e	92	64	133.22	7/11/2002
Richard Jones	23-95-02e	93,101	72,1	287.58	4/4/2002
Richard Jones	23-95-03e	100	31,32,105 &115	169.28	4/4/2002
Richard Jones	23-95-04e	101	32	120.24	6/14/2002
Richard Jones	23-95-06e	91	74	177.68	12/18/2000
Norman & Donna Tarr	23-95-07e	64,65	59,60,52	123.3552	12/15/2001
Norman & Donna Tarr	23-95-08	65	60,61,62	303.2	12/15/2001
Gary Breeding/GRB Family Limited Partnership and TD&M	23-95-09e	55	29	301.58	8/3/1998
Ruth R. Taylor	23-98-01e	79,71	36,13	214.66	11/26/2001
Richard F. Evans	23-99-06e	24	39	322.849	7/31/2001
Sue Ellen Bounds	23-99-07	40	172 & 193	111.38	4/26/2001
W. Dan Redden et. al.	23-99-01	93	55, 56	140	9/13/2001
John C.& Lynda B. Moore	23-01-02e	85	12	185.179	5/2/2003
Worcester Family Farms/Gary Breeding	23-01-03c	68	2	403.37	12/28/2005
M. Wayne Lambertson	23-01-08ae	84	164,166	87.4	4/19/2004
M. Wayne and Diane Lambertson	23-01-10a	84,92	164,166	29.002	4/29/2003
Millenium Farms Partnership	23-01-11ace	84	52	48.58	4/29/2003
AMEN Corner, LLC	23-01-12Ac	84	52	33.39	4/29/2003
Eileen and Ned Dykes	23-02-02	35	42	76.903	6/27/2005
Stacey and Stephen Payne	23-02-05	92	65	66.19	12/28/2004
William Davis, Sr.	23-04-01	47	25, 79	271.906	1/12/2006
Gladys Holland	23-05-03	77	3	139.765	1/23/2008
L. Dean and Deborah Guy	23-05-01	99	11 & 71	194.55	2/21/2007
Joseph Holland	23-05-02	85	13 & 73	234.43	3/26/2007
Ken Holland/Glad-Mar Dairy	23-06-05	77	2,6C	92.942	5/12/2008
Ken Holland/Glad-Mar Dairy	23-06-06	77	4, 12	91.344	5/20/2008
Willis Redden and Kathryn Redden	23-05-04	84	56	163.542	4/11/2007
Irma Henshall Trust	23-10-01	62	36	123.69	11/1/2009
Stephen and Kristie St. Pierre	23-08-10	61	37	166.234	2/1/2010
Dorothy Combs	23-08-13	24 and 31	47,48 and 25, 66	317.689	09/10 2009
Outten, Willard and Louise	23-08-01	100, 101	85, 31	136.43	5/21/2010
Joseph Holland	23-09-01	93	61	98.91	4/1/2012
Larry Sterling	23-08-00	100	52, 144	211.68	9/20/2010
Walter Widgeon	23-08-09	24	54	81.5813	12/16/2011
John Justice	23-13-06	91	63	47.821	9/8/2014
Aydelotte Farms	23-13-01	92	63	138.01	8/28/2014
Glad Mar Land Co.	23-13-04	69	40	234.6	pending
<b>Total Acres in District or in Preservation</b>				<b>6,724.72</b>	

Table 6. Rural Legacy Easements in Worcester County

			<b>Total</b>	<b>Date</b>	
	<b><u>Owner</u></b>	<b><u>Tax Map/Parcel</u></b>	<b><u>Acres</u></b>	<b><u>Settled</u></b>	<b><u>RLA</u></b>
1	Bounds, Todd	80/9	214.7	11/8/2003	CB
2	Breeding	80/14	143.6	2002	CB
3	Chapman	80/15	359.5	2000	CB
4	Cropper	80/18	391.4	2000	CB
5	DeMarco et al	80/32,33,34	100.2	2002	CB
6	Harvey	80/16	346.0	2000	CB
7	Ingersol	86/116	267.0	2002	CB
8	Jones Girdletree	79/16, 69, 149	203.2	2002	CB
9	Joyner	86/119	553.5	2000	CB
10	Parsons (Bird Hill RD)	86/78	177.3	12/5/2003	CB
11	Parsons (Ward RD)	86/122,123	168.1	12/5/2003	CB
12	Rantz (Onley RD)	79/199	136.4	10/1/2004	CB
13	Rantz (Snow Hill RD)	79/40, 53	170.0	10/1/2004	CB
14	Redden, P 264	79/264	81.0	2002	CB
15	Redden, P 284	79/284	53.9	2002	CB
16	Richardson West	79/76	104.6	2002	CB
17	Roger Richardson	79/39,77,78	363.7	2002	CB
18	Rowland	94/45,123; 95/2	634.5	2000	CB
19	Rural Integrity	79/189	201.5	2002	CB
20	Ryton enterprises	79/83,88	648.0	2004	CB
21	Scrimgeour	80/17,58; 79/45	440.4	2001	CB
22	Scrimgeour Trust	94/166	126.4	3/10/2004	CB
23	Timmons	80/4	347.6	11/2/2002	CB
24	Truitt	79/156	162.2	10/8/2008	CB
25	Breeding/Hall	80/30	272.2	3/16/2005	CB
26	Rural Integrity, II	78/12	108.9	2005	CB
27	Robinson, John and Ann	86/15, 129	85.5	6/1/2007	CB
28	Payne/Daugherty	79/158	40.4	9/8/2008	CB
29	Phillips Family LLC	73/128	227.9	7/13/2009	CB
30	Rural Integrity	94/250	19.6	12/23/2010	CB
31	McCabe's Corner LLC	94/26	149.4	12/23/2010	CB
32	Bill Blank	79/157	129.0	4/7/2010	CB
33	Glad Mar Dairy Land	69/31	134.4	2/11/2011	DC
34	ES Adkins Co	69/3	591.9	5/11/2011	DC
35	Tidewater Farms	73/44, 45	246.7	7/10/2012	CB
36	Bayside Farms (A)	73/8	253.7	8/23/2012	CB
37	Bayside Farms (B)	73/8	165.1	8/23/2012	CB
38	Glad Mar Land Co, Inc	69/43	209.1	6/12/2013	DC
39	Greenwood	72/121, 122	121.6	9/29/2013	CB
40	Aydelotte	101/5, 8, 9	153.9	12/20/2013	CB
41	Danzi	86/91, 92	92.72	1/15/2014	CB
	Brummitt	70/1	164.8	9/25/2014	DC
	<b><u>Total Acreage</u></b>		<b>9,561.3</b>		