

**WORCESTER COUNTY PLANNING COMMISSION
MEETING MINUTES – June 3, 2021**

Meeting Date: June 3, 2021

Time: 1:00 P.M.

Location: Worcester County Government Office Building, Room 1102

Attendance:

Planning Commission

Jerry Barbiéri, Chair
Marlene Ott, Secretary
Ken Church
Betty Smith
Mary Knight
Brooks Clayville
Rick Wells

Staff

Roscoe Leslie, County Attorney
Ed Tudor, Director, DRP
Jennifer Keener, Deputy Director, DRP
Stu White, DRP Specialist
Bob Mitchell, Director, Environmental Programs
Katherine Munson, Planner V, Environmental Programs

I. Call to Order

II. Administrative Matters

A. Review and approval of minutes, May 6, 2021 — As the first item of business, the Planning Commission reviewed the minutes of the May 6, 2021 meeting.

A motion was made by Ms. Ott, seconded by Mr. Church, and carried unanimously to approve the minutes.

B. Board of Zoning Appeals Agenda, June 10, 2021 — As the next item of business, the Planning Commission reviewed the agenda for the Board of Zoning Appeals meeting scheduled for June 10, 2021. Ms. Keener was present for the review to answer questions and address concerns of the Planning Commission. No comments were forwarded to the Board.

III. Maryland Agricultural Land Preservation Foundation (MALPF) Application Review

A. As the next item of business, the Planning Commission met with Katherine Munson, Planner V, Worcester County Environmental Programs, to review the following eight (8) FY22 applications to sell an easement to the Maryland Agricultural Land Preservation Foundation (MALPF):

1. Balon Charlotte, TM 92, P 57; 910 Bishop Road, Pocomoke City; 141.4 acres
2. Balon Charlotte, TM 91, P 17; Brantley Road, Pocomoke City; 106.5 acres
3. Lambertson, Jason and Kimberly, TM 92, P 8, 3105 Sheephouse Road; Pocomoke City; 74.8 acres
4. Park, Yong, Jae, TM 84, P 15; 2911 Byrd Road, Pocomoke City, 74.8 acres
5. Queponco Farms, TM 57, P 42; 5631 Taylor Road, Snow Hill, 154.38 acres
6. Queponco Farms, TM 49, P 71; 6636 Basket Switch Road, Newark; 187.8 acres
7. Taylor, Wayne and Virginia, TM 101, P 28; Payne Road, Pocomoke City, 74.7 acres
8. Tyson, Chelsea and Mathew, TM 31, P 23, 8599 Foreman Road; 33.9 acres

She stated that it is the role of the Planning Commission to review the applications to ensure that protection of these properties is consistent with the Comprehensive Plan and other planning

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documents. Maps were provided to the Planning Commission showing the location of the applicant properties in relation to protected lands, zoning and the 2006 Land Use Plan.

Ms. Munson explained as background that the MALPF program purchases permanent agricultural easements on farmland. The program is funded by the state's real estate transfer tax and the agricultural transfer tax.

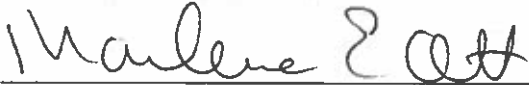
She explained that all FY22 applications meet the minimum requirements of the program. All properties are zoned A-1 with one property partly zoned RP.

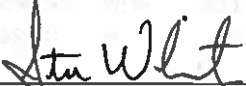
She stated that the Worcester County Agricultural Land Preservation Advisory Board approved all eight (8) applications at their meeting on June 1, 2021.

In response to a question, she stated that there is no change to property taxes. The landowner continues to own the property and pay taxes.

Brooks Clayville made the motion to endorse all eight (8) applications presented and recommend approval of all to the Worcester County Commissioners; Ms. Smith seconded the motion, and approval was unanimous.

IV. Adjourn – A motion to adjourn was made by Ms. Ott and seconded by Ms. Smith. The Planning Commission adjourned at 1:08 P.M.



~~Jerry Barbierri, Chairman~~ Sec.
MARLENE OTT


Stuart White, DRP Specialist