

TRANSFER OF DEVELOPMENT RIGHTS (TDR) WORKGROUP

Soil Conservation District Office

Upper Marlboro, MD

Meeting 3: 6/19/2015

9:00 a.m.

Member Attendees:

Yates Clagett Jr. (Chairman), Boyd Campbell, Regina Speed-Bost, Ken Dunn, Stephanie Eugene, Charles Reilly

Staff Attendees:

Derick Berlage, CJ Lammers, Fatimah Hasan

Other Attendees:

Kim Rush Lynch, University of Maryland

Jeanine Nutter, SCD

In order according to the agenda:

1. Welcome and Administration  
The Chairman welcomed members, staff and other attendees.
2. Review and Approval of May 29<sup>th</sup> meeting minutes  
The minutes were approved.
3. Strategic Plan for Agricultural Development

Kim Rush Lynch, University of Maryland, Agricultural Marketing Consultant started a presentation on the Strategic Plan for Agricultural Development including an overview of her position which was created as a result of a Strategic Plan recommendation. The Plan contains four recommendation (focus) areas: 1) Regulation & Policy; 2) Market Development; 3) Business Development; and 4) Economic Development. The presentation was an update which highlighted accomplishments thus far including future considerations for each focus area.

Yates Clagett pointed out that County legislation enacted a few years ago amended the definition of agriculture to include equine. This also resulted in the County Right to Farm legislation which is the strongest in the State.

CJ Lammers informed the group concerning the M-NCPPC Prince George's Pulse publication which is prepared quarterly. This would be a good publication to provide information on the "state of agriculture" including County and State statistics. CJ Lammers also discussed topics of interest that may be appropriate during the Zoning Ordinance Rewrite such as backyard chickens and zoning around slaughter areas.

The group discussed agricultural preservation tools such as appropriated tax credit and tree mitigation with Yates Clagett pointing out that the reason for these tools is the need to preserve agricultural land. What tools are already available? There may already be enough tools in the toolbox. Derick Berlage suggested that a survey be conducted of the farmers asking what they would like to see. Also, what else could the Food Equity Council be working on?

Boyd Campbell commented that he does not think there is energy for a TDR program, and there is a genuine need for the Historic Agricultural Resource Preservation Program (HARPP) and preservation. He also suggested the need for dialogue with the receiving areas for a TDR program and to take into account peaks and valleys of the economic market. Options may have to be re-tooled to meet the group's objective. Regina Speed-Bost concurred indicating that consideration of economy is important in relation to promoting agriculture. Ken Dunn commented that there is no need for TDRs in the prior Developed and Developing Tier areas, but acknowledged that TDRs are designed to help the agricultural industry.

CJ Lammers pointed out that there are several farms within the water and sewer envelope. Could those be receiving areas and require TDR purchase? The previous iteration of receiving areas being most dense does not work. The surcharge fees in certain areas have already been lowered, so how can a defacto tax of TDR purchase be required? CJ Lammers suggested that as many tools as possible are necessary to assist in dealing with the fact that a TDR program is limited.

Boyd Campbell suggested that options not be limited to rural areas and the urban setting should be considered for some agricultural activity – urban agriculture.

The Work Group discussed a possible farm tour with the County Council in the fall.

4. Resource Conservation Functional Master Plan: The Intersection of Green Infrastructure, Agriculture, and Rural Character Conservation

CJ Lammers, M-NCPPC, Countywide Planning, Master Planner, made a brief presentation on a new project, the Resource Conservation Functional Master Plan. This project will update existing plans and studies for agriculture and rural character conservation to one Master Plan based on the need for policies and strategies to apply to the entire County. Studies do not have as much weight, so there is an advantage to bringing policies to the Master Plan level. The Work Group's input to the Plan is welcome.

5. Discussion – Next Meeting Date/Next Steps/Other Business
  - Continuation of presentation by Kim Rush Lynch on the marketing component of the Strategic Plan for Agricultural Development.
6. Meeting Adjourned at 10:40 a.m.

NEXT MEETING: Friday, July 31, 2015