

TRANSFER OF DEVELOPMENT RIGHTS (TDR) WORK GROUP

Soil Conservation District Office

Upper Marlboro, MD

Meeting 4: 7/31/2015

9:00 a.m. to 10:35 a.m.

Member Attendees:

Yates Clagett, Jr. (Chairman), Phillip Hutton, Steven Darcey, Gale Lammers, Boyd J. Campbell, Regina Speed-Bost

Staff Attendees:

Derick Berlage, CJ Lammers, Fatimah Hasan, Kathleen H. Canning

Other Attendees:

Kim Rush Lynch, University of Maryland, Agricultural Marketing Consultant  
Sydney Daigle, Prince George's Food Equity Council

In order according to the agenda:

1. Welcome and Administration  
The Chairman welcomed members, staff and other attendees.
2. Review and Approval of June 19<sup>th</sup> meeting minutes  
This item was held.
3. Discussion Item: Potential of the Cheltenham Property

Yates Clagett, Kim Rush Lynch, and Steven Darcey started a discussion about how the Southern Maryland Agricultural Development Commission (SMADC) is looking for a location for a regional agricultural facility. A request for proposals was recently released.

Yates, Kim and Steve expressed support of the Cheltenham Property on US 301 south of Upper Marlboro as the desired site for the multi-purpose facility to support regional agricultural uses and the continued economic development of agriculture in Prince George's County.

The Work Group talked about how the proposed site is flexible, has a good transportation route, and suitable soils. Some possible activities discussed included a possible meat

processing facility and providing indoor and outdoor seasonal markets. The State of Maryland owns the property.

SMADC has indicated that choosing the location for the new regional agricultural facility would be competitive. They discussed that the new Maryland Secretary of Agriculture, Joe Bartenfelder, would support the bid going to Prince George's County.

Steven Darcey suggested that they reach out to Brad Frome regarding the economic development aspect of the purchase of the Cheltenham Property. Boyd Campbell recommended that talking points be developed for use in talking with State and local officials. He will also be discussing the matter with State and local officials.

**TASKS:**

- Kim and Sydney are to prepare talking points in support of the selection of the Cheltenham site, as suggested by Boyd Campbell.
- Yates will speak to Senator Peters about supporting the selection of this site. He met with him recently and he showed an interest in getting to know the farmers and getting in touch with them.
- Steve will contact the County Executive's office to reach out to Brad Frome regarding the economic benefits of the selection of the Cheltenham property.

**4. Discussion Item: TDR Work Group Focus**

Members of the TDR Work Group discussed the focus of the Work Group. Yates Clagett indicated that the current focus of the Work Group has been on the broad topic of agricultural land preservation, which includes TDR's and deals with issues most helpful for farmers.

Regina Speed-Bost indicated that the information on agricultural land preservation was most helpful in the context of TDR's. Other members of the Work Group agreed that it was good to get some of the history of work that has already been done before moving forward.

CJ Lammers offered to draft a mission statement for the Work Group and Regina Speed-Bost offered to assist. Yates Clagett indicated that he and Chair Franklin had met previously and that when this statement is complete it would be a good time to meet with him again. CJ reminded the group that a revised Council Resolution is needed to revise the reporting period stated in CR-24-2014.

**TASK:**

- Regina and CJ will prepare a purpose/mission statement for the TDR Work Group to help the group keep on task and to have a tool for communicating to others what they are working on.

**5. Guest: Prince George's Food Equity Council**

Sydney Daigle spoke about the Food Equity Council's role in providing food on a local level through neighborhood healthy food trucks and Farmer's Markets. Sydney Daigle also indicated that they are participating in the Zoning Code Rewrite. The Food Equity Council can be contacted at [www.pgcfec.org](http://www.pgcfec.org).

Sydney Daigle of the Prince George's Food Equity Council also spoke about recent County legislation which resulted in increased the fees for farm marketing permits. The fees that passed in the bill were lower than originally proposed but are still high enough to be a burden to some applicants. She indicated that DPIE has been working with parties including the Food Equity Council to reduce the permit fees.

**6. Strategic Plan for Agricultural Development – Marketing**

Kim Rush Lynch, University of Maryland, Agricultural Marketing Consultant

Kim continued to review the progress of the implementation of the recommendations contained in the *Strategic Program for Agricultural Development* under Focus Area 2: Market Development.

*Recommendation 1: Improve Regional Market Access at Wholesale and Retail Levels*

Steven Darcey spoke about the significance of promoting Southern Maryland crops and farm products.

Kim Rush Lynch talked about the So. Maryland, So Good campaign (<http://www.somarylandsogood.com/>) and the farmer's market guide. Another project of interest is the new farm to table listing on the So. Maryland So Good website: <http://www.somarylandsogood.com/farmtotable.html>

There was a discussion of the various types of events on farms and in rural communities that provide a lot of support for the agricultural economy. Events discussed included wine festivals, the bicycle event sponsored by SMADC, and the Fresh. Local. Fun. Listings: <http://www.pgcountyfarmfun.com/>



Kim also indicated that the Prince George's County Conference and Visitor's Bureau has been helpful in public relations and marketing for farmers.

*Recommendation 2: Support Public/Private Development of an Agritourism, Retail and Culinary Arts Center*

Kim Rush Lynch indicated that a Culinary Arts Center has been established at Prince George's Community College.

**TASK:**

- Fatimah Hasan said that she would get names of people at the Community College regarding the Culinary Arts Center that she can share with the Work Group.

*Recommendation 3: Create Retailer - Supported Marketing System*

Kim Rush Lynch emphasized the importance of branding and of the challenges of buying local where it can be difficult to fill the orders from week to week. There was a discussion of the annual Buy Local Challenge – eat one local food daily during the last week in July.

*Recommendation 4: Improve the Long-Term Functionality of Cheltenham Farmer's Market*

See agenda item 3 above

*Recommendation 5: Leverage the Southern Maryland Trails and Tourism Board*

Kim Rush Lynch said that SMADC is subsidizing EcoCity Farms at Montpelier. Steven Darcey said that we could leverage existing farming activities that support brewery, wineries, and creameries in the County.

Phillip Hutton indicated that we need criteria for non-traditional activities because the criteria are not the same as for a regular business. There was a discussion regarding the scale of activities and what the appropriate level of regulation should be. For example, a small roadside stand that adds a parking lot and then a structure, etc. Where is the line between a farming activity and a commercial activity? Will farm stands become illegal with too much regulation? Are seasonal or intermittent uses handled differently? Who is the regulator? DPIE? Department of Licensing and Regulations at the State?

CJ Lammers reminded the Work Group that these questions need to be raised as part of the Zoning Ordinance Re-Write project and need to be better sorted and identified. Boyd Campbell recommended that the Work Group prepare a list of activities that may need different levels of regulation with regard to zoning and uses. This list would be forwarded to the team working on the re-write project for their consideration.

Another topic discussed was the appropriate level of regulation of rural structures that are being re-purposed for weddings, tastings, etc. that result in the public being invited. What is the appropriate level of regulation regarding building safety and sanitation? How can rural character be preserved if buildings are required to be modified to meet modern codes? How can the economic feasibility of small scale farming be supported when the regulations can result in costs that exceed the value of the products?

**TASK:**

- The Work Group needs to prepare a list of activities and uses that need to be addressed in the Zoning Ordinance Re-Write project.

*Recommendation 6: Create an Outreach and Public Relations Program*

Kim Rush Lynch described the multitude of agricultural education programs that have been started or are on-going in the County including school gardens, 4-H projects, environmental studies, science teachers and their students competing in the Envirothon (Oxon Hill High School ranked 6<sup>th</sup> in the State competition), etc. Yates Clagett said there are three or four active Future Farmers of America chapters in the County and some adjacent counties have none.

7. Discussion – Next Meeting Date (September 11 or September 18)/Next Steps/Other Business

- Next Meeting Topics

Next Generation and Critical Farms are topics of interest for the next meeting. Suggested speaker: Steve McHenry.

- Next Meeting Date

Members suggested that a poll should be taken to determine the next meeting date. Kathleen Canning indicated that there had been some interest in the September 18, 2015 meeting date. Yates Clagett said that the September 18, 2015 date would be considered as being more favored.

- Next Steps/Follow-up Items

CJ Lammers summarized the next steps as follows:

- a) Prepare a site report for the Cheltenham Property (CJ Lammers and Derick Berlage)
- b) Prepare talking points for the Cheltenham Property Plan (Sydney Daigle and Kim Rush Lynch) and distribute talking points to the TDR Workgroup members
- c) Prepare and disseminate list of legislators for TDR Workgroup members (Sydney Daigle and Kim Rush Lynch)
- d) Speak to Senator Peters about supporting the selection of the Cheltenham site. (Yates Clagett)
- e) Contact the County Executive's office to reach out to Brad Frome regarding the economic benefits of the selection of the Cheltenham property. (Steve Darcey)
- f) Prepare a mission statement for the TDR Workgroup (CJ Lammers and Regina Speed-Bost)
- g) Find out more information about the Prince's George's Community College Culinary Arts Center (Fatimah Hasan)
- h) Prepare a list of activities and uses that need to be addressed in the Zoning Ordinance Re-Write project. (TDR Work Group)

- i) Arrange for Steve McHenry to speak to the TDR Workgroup (Yates Clagett, Kathleen Canning, Jackie Brown)
- j) Prepare for a farm tour for County Council in the early fall. (Yates Clagett)  
So far, it has been challenging to get a date confirmed.

8. Meeting - Adjourned at 10:35 a.m.

9. Next Meeting: TBD