



**Agricultural Preservation Advisory Board**  
Department of Planning, Housing, and Zoning

**County Commissioners’ Hearing Room**  
**400 High Street**  
**Chestertown, Maryland**

**AGENDA**

April 3, 2024  
5:30 p.m.

Members of the public are welcome to attend meetings in person or via conference call.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **500 679 183#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment.

**Minutes**

**Ag Preservation District Applications** ..... **Rec to CCs**

| <b>ALP Number</b> | <b>Name</b>              | <b>Location</b>   |
|-------------------|--------------------------|---|
| #23-03            | Bloomfield Ventures, LLC | 11791 Blacks Station Rd, Kennedyville<br>Tax Map 22, Parcel 40 (270 ac)           |
| #23-03            | Bloomfield Ventures, LLC | 11791 Blacks Station Rd, Kennedyville<br>Tax Map 22, Parcel 54 (270 ac)           |
| #23-04            | Harmony Woods Farm, LLC  | 12655 Augustine Herman Highway, Kennedyville<br>Tax Map 14, Parcel 35 (200.41 ac) |

**General Discussion**

**Adjourn**

Meetings are conducted in Open Session unless otherwise indicated. Meetings are subject to audio and video recordings. Other business without assigned times may be discussed during the course of this meeting as time allows.

**PROPOSED AGRICULTURAL LAND PRESERVATION DISTRICT  
STAFF REPORT SUMMARY**

**FILE #:** APD – 23-03  
**LANDOWNER(S):** Bloomfield Ventures, LLC

**LOCATION:** 11791 Blacks Station Rd, Kennedyville  
**TAX MAP, PARCEL #:** Map 22, Parcel 40

**SIZE:** 270 acres

**RELATIONSHIP TO OTHER PRESERVED LAND** This property is adjacent to over 1,476 acres of districts and easements.

|                        |                 |                |                 |                |              |
|------------------------|-----------------|----------------|-----------------|----------------|--------------|
| <b>TOTAL LAND USE:</b> | <u>CROPLAND</u> | <u>PASTURE</u> | <u>WOODLAND</u> | <u>WETLAND</u> | <u>OTHER</u> |
| ACRES                  | 263             | 0              | 0               | 0              | 6            |

**DWELLINGS:** 1 dwelling

**GENERAL FARMING OPERATION:** Grain Farm

**PART OF LARGER OPERATION:** No

**OWNER OPERATED:** Yes

|                                |                |                 |                  |                |
|--------------------------------|----------------|-----------------|------------------|----------------|
| <b>TOTAL QUALIFYING SOILS:</b> | <u>CLASS I</u> | <u>CLASS II</u> | <u>CLASS III</u> | <u>= TOTAL</u> |
| ACRES:                         | 64.6           | 182.88          | 16.6             | 264.11         |
| PERCENT:                       | 24.0           | 69.0            | 6.0              | 99.0           |

**COUNTY ZONING/DENSITY:** Agricultural Zoning District (AZD), base density 1:30.

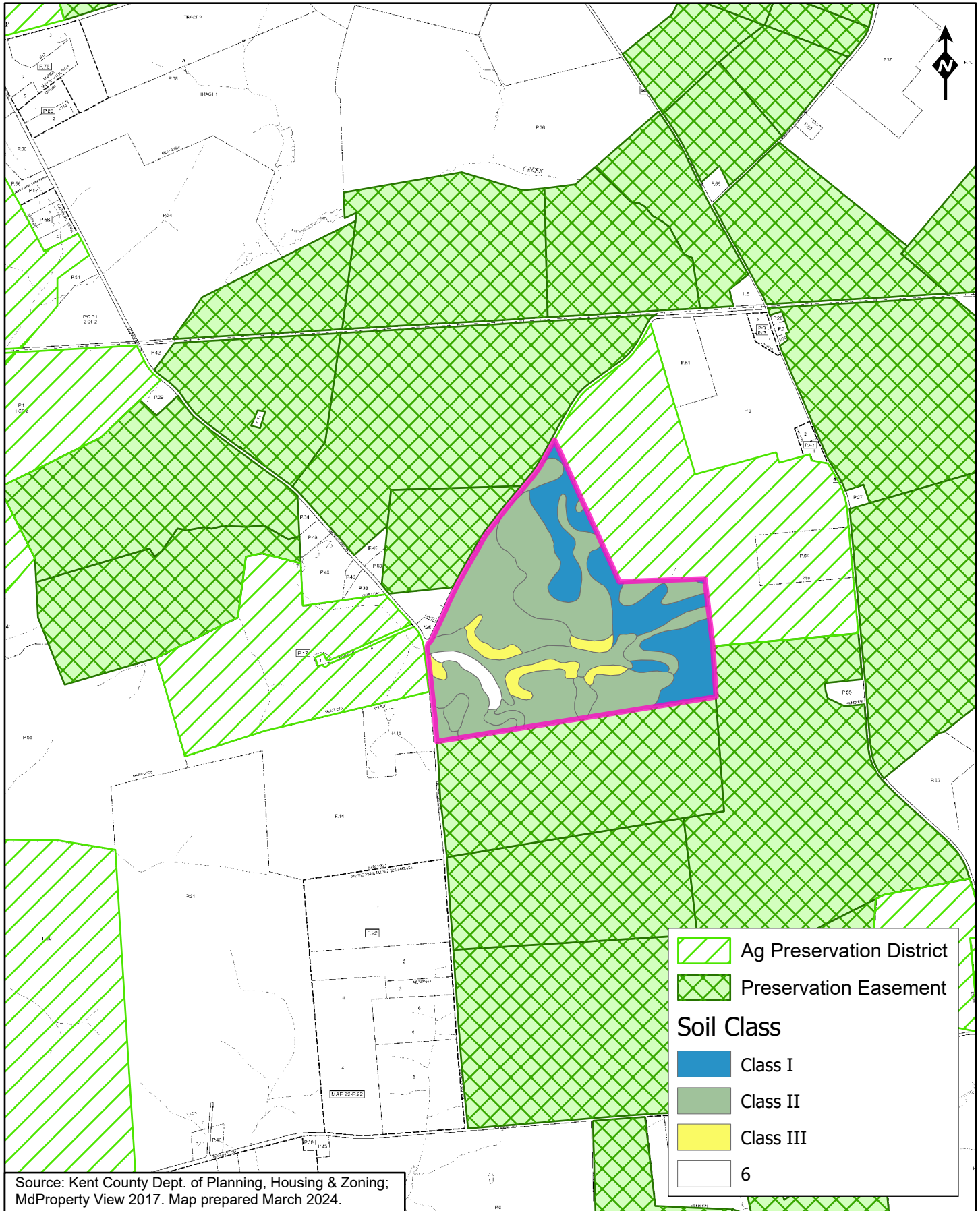
**DEVELOPMENT PRESSURE:** Moderate

**ACREAGE WITHHELD:** No

**OTHER INFORMATION:** Farm is located within the Priority Preservation Area. A Water and Soil Conservation Plan and a nutrient management plan have been submitted.  
**RECOMMENDATION:** Staff recommends approval.



Source: Kent County Dept. of Planning, Housing & Zoning; MdProperty View 2017. Aerial taken Spring 2022. Map prepared March 2024.



Source: Kent County Dept. of Planning, Housing & Zoning;  
MdProperty View 2017. Map prepared March 2024.

**PROPOSED AGRICULTURAL LAND PRESERVATION DISTRICT  
STAFF REPORT SUMMARY**

**FILE #:** APD – 23-03  
**LANDOWNER(S):** Bloomfield Ventures, LLC

**LOCATION:** 11791 Blacks Station Rd, Kennedyville  
**TAX MAP, PARCEL #:** Map 22, Parcel 54

**SIZE:** 270

**RELATIONSHIP TO OTHER PRESERVED LAND** This property is adjacent to over 1,476 acres of districts and easements.

|                        |                 |                |                 |                |              |
|------------------------|-----------------|----------------|-----------------|----------------|--------------|
| <b>TOTAL LAND USE:</b> | <u>CROPLAND</u> | <u>PASTURE</u> | <u>WOODLAND</u> | <u>WETLAND</u> | <u>OTHER</u> |
| ACRES                  | 269             | 0              | 0               | 0              | 0            |

**DWELLINGS:** 1 dwelling

**GENERAL FARMING OPERATION:** Grain Farm

**PART OF LARGER OPERATION:** No

**OWNER OPERATED:** Yes

|                                |                |                 |                  |                |
|--------------------------------|----------------|-----------------|------------------|----------------|
| <b>TOTAL QUALIFYING SOILS:</b> | <u>CLASS I</u> | <u>CLASS II</u> | <u>CLASS III</u> | <u>= TOTAL</u> |
| ACRES:                         | 12 .5          | 142.4           | 6.3              | 270            |
| PERCENT:                       | 45.0           | 53.0            | 2.0              | 98.0           |

**COUNTY ZONING/DENSITY:** Agricultural Zoning District (AZD), base density 1:30.

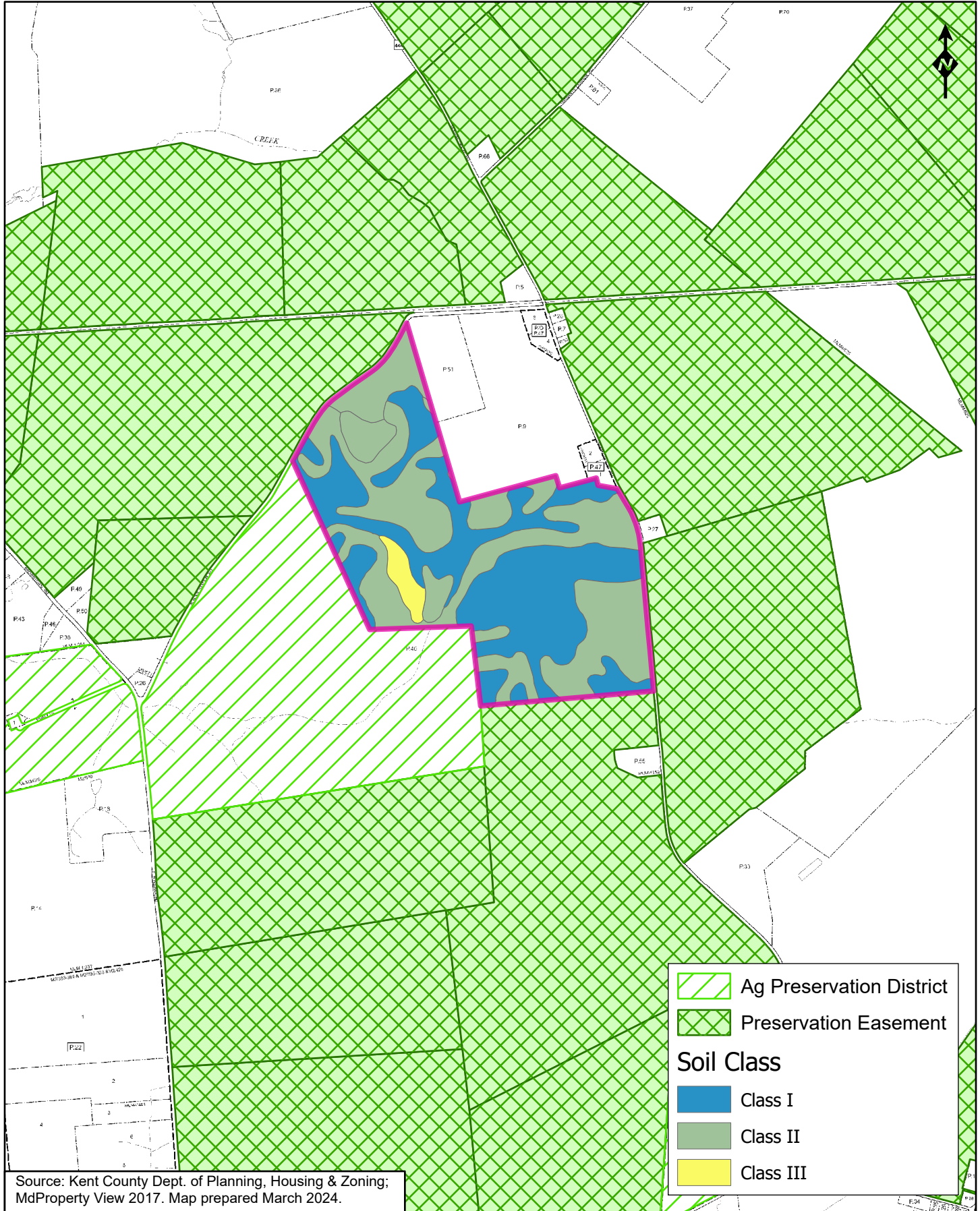
**DEVELOPMENT PRESSURE:** Moderate

**ACREAGE WITHHELD:** No

**OTHER INFORMATION:** Farm is located within the Priority Preservation Area. A Water and Soil Conservation Plan and a nutrient management plan have been submitted.  
**RECOMMENDATION:** Staff recommends approval.



Source: Kent County Dept. of Planning, Housing & Zoning; MdProperty View 2017. Aerial taken Spring 2022. Map prepared March 2024.



**PROPOSED AGRICULTURAL LAND PRESERVATION DISTRICT  
STAFF REPORT SUMMARY**

**FILE #:** APD - 23-04  
**LANDOWNER(S):** Harmony Woods Farm, LLC

**LOCATION:** 12655 Augustine Herman Highway, Kennedyville  
**TAX MAP, PARCEL #:** Map 14, Parcel 35

**SIZE:** 200.14 acres

**RELATIONSHIP TO OTHER PRESERVED LAND** This property is adjacent to over 770 acres of districts and easements.

**TOTAL LAND USE:**

|       | <u>CROPLAND</u> | <u>PASTURE</u> | <u>WOODLAND</u> | <u>WETLAND</u> | <u>OTHER</u> |
|-------|-----------------|----------------|-----------------|----------------|--------------|
| ACRES | 160.4           | 0              | 24.5            | 0              | 14.5         |

**DWELLINGS:** 1 dwelling

**GENERAL FARMING OPERATION:** Grain Farm

**PART OF LARGER OPERATION:** Yes

**OWNER OPERATED:** Yes

**TOTAL QUALIFYING SOILS:**

|          | <u>CLASS I</u> | <u>CLASS II</u> | <u>CLASS III</u> | <u>= TOTAL</u> |
|----------|----------------|-----------------|------------------|----------------|
| ACRES:   | 2.3            | 166.4           | 0.24             | 178.11         |
| PERCENT: | 1.0            | 93.0            | 0                | 94.0           |

**COUNTY ZONING/DENSITY:** Agricultural Zoning District (AZD), base density 1:30.

**DEVELOPMENT PRESSURE:** Moderate

**ACREAGE WITHHELD:** No

**OTHER INFORMATION:** Farm is located within the Priority Preservation Area. The Soil and Water Conservation Plan was been submitted.

**RECOMMENDATION:** Staff recommends approval.

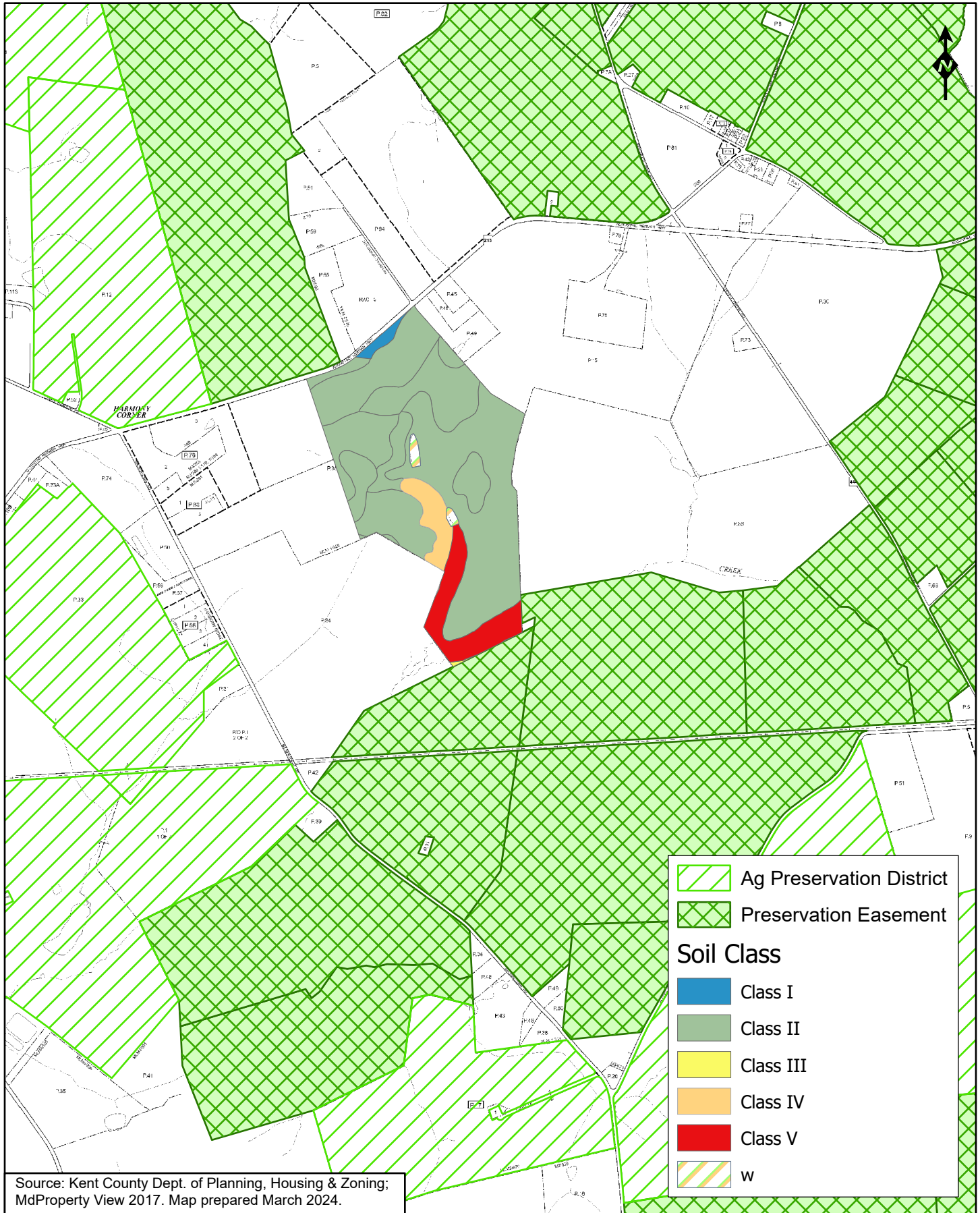




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