



ANNE ARUNDEL COUNTY OFFICE OF LAW

Legislative Summary

To: Council Members, Anne Arundel County Council

From: Christine B. Neiderer, Senior Assistant County Attorney /s/

Via: Gregory J. Swain, County Attorney /s/

Date: October 21, 2024

Subject: Resolution No. 45-24 – Covington Application to Sell Agricultural Land Preservation Easement – 121 +/- acres

This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Resolution No. 45-24.

Background

Pursuant to Title 2, Subtitle 5 of the Agriculture Article of the State Code, an owner of agricultural land may apply to sell an easement to the Maryland Agricultural Land Preservation Foundation (“Foundation”) on contiguous acreage of the agricultural land, subject to certain Code requirements and regulations established by the Foundation.

State law requires the local governing body to advise the Foundation as to its approval or disapproval of an application to sell an easement. In deciding whether to approve an application, the local governing body is to receive the recommendation of the Office of Planning and Zoning and the County Agricultural Preservation Advisory Board (“Advisory Board”) based on criteria and standards identified in Title 2, Subtitle 5 of the Agriculture Article of the State Code, as well as regulations adopted by the Foundation.

Pursuant to Section 1014 of the County Charter, when action is required of the “local governing body”, the action shall be taken by the County Executive and confirmed by the County Council.

Purpose

The purpose of this resolution is to confirm the County Executive’s approval of an application by Allen P. Covington and Maxwell H. Covington, III, individually and as Trustees of the Covington Marital Trust (collectively “Covington”), to sell an agricultural land preservation

Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.

easement to the Foundation on property located in Davidsonville, Maryland.

Covington submitted an application (“Application”) to sell an agricultural land preservation easement on property consisting of 121 acres, more or less, known as 3171 Davidsonville Road in Davidsonville, Maryland (“Property”) to the Foundation. The Property is described in a deed dated December 6, 2022, and recorded in the land records of Anne Arundel County, Maryland, in Book 39557, Page 41, in a deed dated December 30, 1992, recorded in land records of Anne Arundel County, in Book 5883, Page 36, and in a deed dated December 30, 1992, recorded in land records of Anne Arundel County, in Book 5883, Page 39.

The Office of Planning and Zoning and the Advisory Board have recommended approval of the Application, and the County Executive has approved the Application.

The Office of Law is available to answer any additional questions regarding this Resolution. Thank you.

cc: Honorable Steuart Pittman, County Executive
Jenny Proebstle, Chief of Staff
Christine Anderson, Chief Administrative Officer
Ethan Hunt, Government Affairs Officer
Chris Trumbauer, Budget Officer
Jenny B. Dempsey, Planning & Zoning Officer
Eddie Franceschi, Agricultural and Woodland Preservation Program Manager