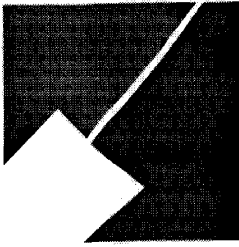


M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

March 4, 2005

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

Judy Daniel, Rural Team Leader *JD*  
Community-Based Planning Division

**FROM:** Maria Martin, Planner Coordinator (301/495-4734) *MAM*  
Community-Based Planning Division

**SUBJECT:** Agricultural District Petitions for Shiloh Farm, Dickerson

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**STAFF RECOMMENDATION:** APPROVAL to establish Agricultural Districts and transmit recommendation to the County Council.

Attached is a copy of the petition, and supporting documents, for the establishment of one Agricultural District for the Michael Rubin property. Copies of the vicinity and tax maps indicating the locations of this farm are attached.

Michael Rubin made a written application to Montgomery County's Agricultural Easement Program (AEP) to sell an agricultural land preservation easement on 140.00 acres located at 21420 Big Woods Road in Dickerson. The Agricultural District consists of one parcel with the exception of two 25-acre segments. The property is located within the Functional Master Plan for Agriculture and Rural Open Space and is currently zoned RDT. This property is in active agricultural production consisting of a rotation of small grains and hay. It is currently leased and farmed by Robert Jamison. (Attachments 1 and 2.)

Planning Board action on these petitions is required under State law and subsequent guidelines established by the Maryland Department of Agriculture. The Planning Board's responsibility is as follows:

*Within 60 days of the referral of a petition, the County planning and zoning body shall inform the local governing body whether establishment of a district is compatible with existing and approved County plans, programs and overall County policy, and whether the planning and zoning body recommends establishment of the district. In the process of review, the local planning and zoning body shall consider compatibility of strict establishment with state and local plans and programs.*

Planning Board action is required before County Council review, scheduled in April 2005.

The Montgomery County Agricultural Preservation Advisory Board approved creation of the Michael Rubin Agricultural District on January 14, 2005, Attachment 3. The current status of the proposed Agricultural Districts is outlined on the attached letter, Attachment 4, from John P. Zawitoski, Director of Planning and Promotions, Agricultural Services Division of the Montgomery County Department of Economic Development.

Staff believes that the proposed Agricultural Districts are compatible with local programs and policies to preserve agriculture. Therefore, staff recommends approval of these properties for inclusion in Agricultural Districts.

MAM:ha: j:\2005 staff reports\Ag District Shiloh Farm

- Attachment 1: Vicinity Map for Michael Rubin property
- Attachment 2: Tax Map for Michael Rubin property
- Attachment 3: Agricultural Preservation Advisory Board letter to recommend approval for the Michael Rubin property with soils map
- Attachment 4: Transmittal letter dated February 15, 2005, from Department of Economic Development for Michael Rubin and status of the Agricultural Districts