



**Priority Preservation Area (PPA)
Functional Master Plan
Second Joint Public Hearing
January 24, 2012**

**“The Importance of the PPA and Agricultural Preservation,
and the Processes Explained”**

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The PPA Plan and Agricultural Preservation

- ❑ The PPA Plan focuses on the Rural Tier
 - Due to criteria in Maryland Agricultural Stewardship Act of 2006 (HB 2), the Rural Tier is targeted for the PPA
 - Other parts of the county have agricultural land worthy of protection
- ❑ The county now retains only **33 percent** of agricultural transfer tax
- ❑ Passage of State Law HB 2 requires the PPA Element for certification: PPA Plan is a necessary step
- ❑ Certification brings the benefit of retaining **75 percent** of the county's agricultural transfer tax
- ❑ Lack of certification has cost millions in lost preservation funds



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Process: Identifying the PPA



- ❑ Agricultural Preservation was a General Plan Priority
PPAs designated in Subregions 1, 5, and 6 prior to this plan

- ❑ The PPA Plan proposes PPA designation in the Bowie area
(more information in the Plan and Technical Bulletin)

- ❑ State Law: Agricultural Stewardship Act of 2006 (HB 2) states that a PPA Element shall be included in the county's comprehensive plan and shall be based on the following criteria:
 - Contain productive agricultural or forest soils
 - Be capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking
 - Be governed by local policies that stabilize the agricultural and forest land base
 - Be large enough to support agricultural operations
 - Be accompanied by a goal to preserve 80 percent of the PPA



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Process: Infusing the Plan with Public Input

- ❑ Stakeholder interviews of 27 individuals, March-November 2010
- ❑ Development of a PPA Plan webpage shortly after initiation
- ❑ Mass mailing to civic organization leaders, July 27, 2010 (197 recipients)
- ❑ Three focus group meetings in Accokeek, Baden, and Bowie, August 2010
- ❑ Mass mailing to Rural Tier landowners in focus areas of Subregions 1, 5, and 6 and Bowie, October 7, 2010 (2,982 recipients)
- ❑ Three community outreach meetings for landowners in Accokeek, Baden, and Bowie, October-November 2010
- ❑ Ongoing citizen association briefings, email notifications, and updates to the Prince George's County Agricultural Preservation Workgroup
- ❑ Mailing to Rural Tier landowners and community groups, August 5, 2011 (692 recipients) and December 5, 2011 (6,285 recipients)
- ❑ Email to Planning Board email agenda list, August 5, 2011 and January 12, 2012



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Process: Infusing the Plan with Public Input

(continued)

- Webpage notification of joint public hearings and email notices
- Newspaper notices, August 12, 2011 and December 23, 2011
- Planning Board Facebook page notice and press releases
- Planning staff distribution of flyers at Economic Development Town Hall (November 1 and 16, 2011) and various other meetings
- Civic Associations:
 - Accokeek, Mattawoman, and Piscataway Creeks Council, April 27, 2011
 - Greater Baden Aquasco Citizens Association, July 20, 2011 and January 18, 2012
 - Croom Citizens Association, July 20, 2011

Briefings:

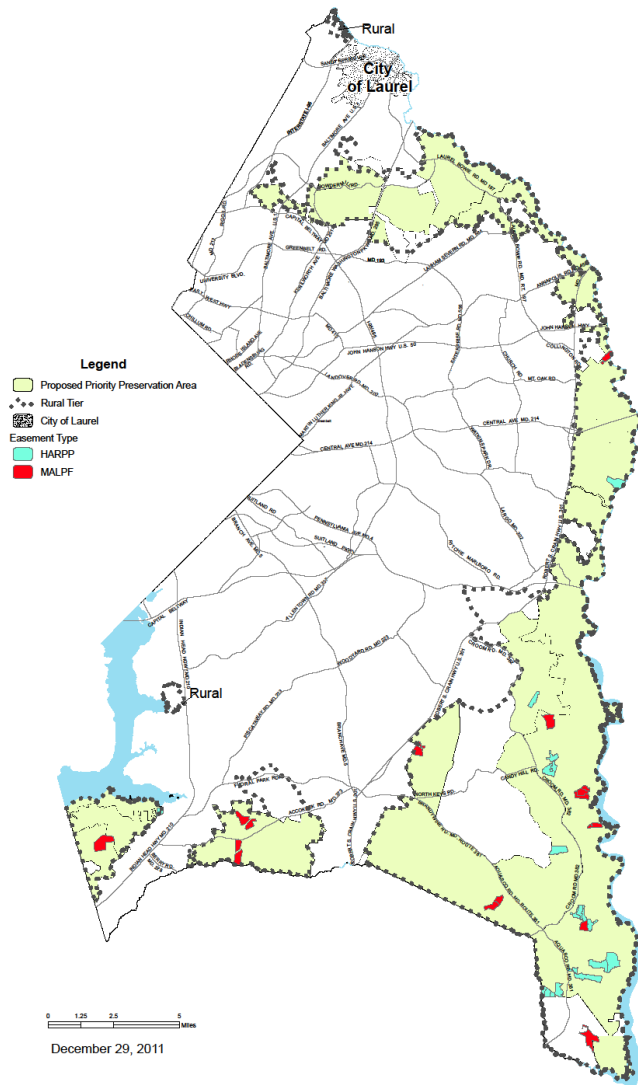
- County Council: July 18, 2011
- Historic Preservation Commission: September 20 and November 15, 2011
- Planning Board: January 19, 2012



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Easements and Countywide Proposed Priority Preservation Area



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PPA Plan Goal and Objective



- ❑ Goal: Preserve 80 percent of the remaining undeveloped land within the priority preservation area, while maintaining and enhancing agricultural and forestry production on already protected farm and forest lands
- ❑ Objective (reaffirms the 2002 General Plan objective): Protect a countywide average of 1,500 acres per year of agricultural, strategic forest, or other sensitive lands through land conservation programs



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PPA Plan Policies



- Maximizing the value of farm and forest land
- Actively seeking all available funding
- Minimizing development not consistent with rural character
- Preservation for environmental and economic value
- Reclaiming natural resource areas for agriculture
- Support for new farm and forest enterprises



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Agricultural Preservation Tools and Programs for Achieving the PPA Plan Goal

- Maryland Agricultural Land Preservation Foundation (MALPF)
- Historic Agricultural Resource Preservation Program (HARPP)
- Purchase of Development Rights (PDR) Program
- Rural Legacy Program
- Program Open Space
- Woodland Conservation Banking and Resource Preservation
- Maryland Environmental Trust
- Accokeek Foundation
- Patuxent Tidewater Land Trust
- Black Swamp Creek Land Trust



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Corrections and Amendments

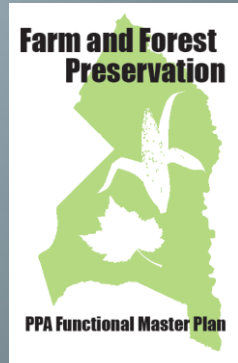
- Errata (corrections) to Draft PPA Plan (on Handout #3)
- Amendments (adds new information) (on Handout #4)

The amendments are included in correspondence to the County Council and Planning Board

- Inserted into the public record today
- Available in the handouts



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Process and Next Steps Toward Plan Approval



Top Priorities of the PPA Plan

- ❑ Identifying the PPA on a countywide basis and preserving 80 percent of the remaining undeveloped land in the PPA
- ❑ Obtaining the preservation goal and objective of preserving 1,500 agricultural acres each year (Slide 6)
- ❑ Increasing the percentage of the agricultural transfer tax retained to **75 percent**
- ❑ Giving a higher priority for funding to those agricultural property owners in the PPA
 - CR-29-2011 updates program regulations for the county's Purchase of Development Rights (PDR) Program to include points for PPA



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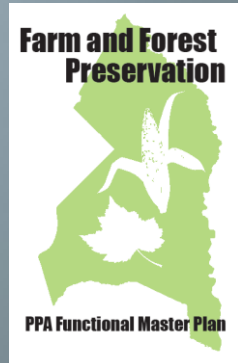


Why Preserving Agricultural (Farm and Forest) Land is Important

- ❑ Farmland ensures a ready source of locally grown food and other products
- ❑ Forest enterprises diversify the agricultural sector with a strong timber industry
- ❑ Funding the agricultural programs helps secure a critical mass of agricultural land to:
 - Keep the local agricultural economy intact and improving
 - Maintain a balance of developed vs. natural resource lands
 - Protect our watersheds and conserve environmentally sensitive areas
 - Maintain scenic and rural character



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What the PPA Plan Does Not Do

- ❑ The PPA Plan will not
 - Change zoning, water and sewer category, or tier boundaries
 - Affect the ability to develop at current zoning
 - Preclude anyone from developing their property— participation in agricultural preservation is **voluntary**
 - Exclude property from preservation if the property is outside of the PPA



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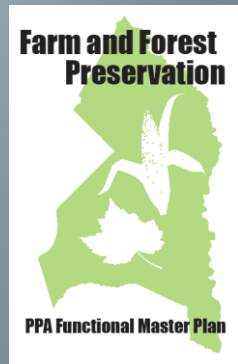


Conclusion

- ❑ We seek support for farming as an economic activity from landowners, farmers, citizens, Planning Board and County Council
- ❑ Help to preserve valuable, irreplaceable farmland
 - For future generations, to provide locally grown food
 - So that areas that should be developed can be (e.g., in Developed and Developing Tier, transit-oriented development (TOD))
 - So that scarce funds will not be required for sprawl infrastructure
- ❑ Stay committed to farming and to small farms and forest enterprises
- ❑ Remember that farming is still an important part of our community's culture and economy



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Questions?

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For more information on the PPA Plan go to
www.pgplanning.org/prioritypreservation.htm



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