



**MONTGOMERY COUNTY DEPARTMENT OF PARKS**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Date: September 5, 2019  
Agenda Item #

**MEMORANDUM**

DATE: July 25, 2019  
TO: Montgomery County Planning Board  
VIA: Mike Riley, Director of Parks  
FROM: Jim Poore, Chief, Facilities Management Division  
Michelle Grace, Assistant Division Chief, Facilities Management Division

*Handwritten signatures and notes:*  
- Signature of Jim Poore  
- Signature of Michelle Grace  
- Note: "for Jim Poore"

**STAFF RECOMMENDATION:**

Approval of new Agricultural Cropping Lease for Robert Jamison allowing use of Montgomery Parks property beyond a 20-year period.

**BACKGROUND:**

Montgomery Parks ("Parks") and Robert Jamison ("Tenant") entered into an Agricultural Property Lease (Cropping) (Contract No. C220371) ("Prior Lease") dated September 19, 2001, which authorized Tenant to crop approximately 206 acres of agricultural land within Woodstock Equestrian Park in the vicinity of Hunter Road and Maryland Route 28 in Dickerson, MD. The Lease commenced retroactively to April 1, 2001 and expired on March 31, 2013 after five (5) extension terms. Tenant has since been cropping the agricultural land under the terms and conditions of the Prior Lease on a month-to-month basis. The Prior Lease will terminate upon the commencement of a new lease.

Tenant and Parks now desire to enter into a new Agricultural Cropping Lease ("Lease") with an initial term of five (5) years and three renewal terms of five (5) years each. The term of the new Lease will result in Tenant's use of Parks property extending beyond a 20-year period, which creates a required approval of the new Lease by Montgomery County Council ("the Council") via legislative enactment. Maryland Code, Ann., Land Use Article, §17-204(a)(2)(i) requires Parks to obtain Council authorization before entering into any lease allowing use of Parks property for a period greater than 20 years. If approved, the new Lease will commence April 1, 2019 (retroactively) and will expire March 31, 2024, unless renewal terms are exercised. April 1, 2021 will mark the 20<sup>th</sup> anniversary of Tenant's use of Parks property.

Jamison and other Parks agricultural tenants have been good stewards of Parks property through their agricultural activities, which benefits Parks as well as the community. As Parks has no immediate need to use the agricultural land, agricultural tenants save Parks the expense of having to manage the properties and provide revenue as well. In addition, the agricultural activities on Parks property

supports farming in the county, which is a priority and important for the agricultural reserve. M-NCPPC Practice 6-51 authorizes and governs the use of Parks property for agricultural purposes. At the present, Parks has 16 agricultural leases totaling approximately 1,150 acres of leased land.

Given the aforementioned, Parks is seeking and recommends the Planning Board's authorization to submit for Council approval a new lease allowing the Tenant's use of Parks agricultural land beyond a 20-year period.