



AGRICULTURAL ADVISORY COMMITTEE

November 29, 2013

The Honorable Nancy Navarro
Montgomery County Council President
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Navarro: RE: Clarksburg Limited Master Plan Amendment-Ten Mile
Creek Watershed

On behalf of the Agricultural Advisory Committee-AAC, please accept this letter regarding the Clarksburg Limited Master Plan Amendment for Ten Mile Creek Watershed. We want to thank the County Council for taking the time to understand our concerns and we respectfully request this letter be included as part of the public record for this public hearing.

The AAC discussed the Planning Board's recommendations on the Clarksburg Master Plan within the Ten Mile Creek Watershed. There are several policy issues this Limited Amendment will have on the agricultural community that need to be taken into consideration by the County Council.

How the 1994 Clarksburg Master Plan helped to fulfill the commitment to farmers:

From 1992 to 1994 the agricultural community worked extensively on recommendations for the Clarksburg Master Plan because this Planning Area represented the best opportunity to address the commitment made to farmers dating back to 1980 when the Functional Master Plan for the Preservation of Agriculture and Rural Open Space-AROS was adopted. Over and over again ever since the 1980 AROS Master Plan was adopted the agricultural community has been promised by both the Planning Board and the County Council that the Clarksburg Master Plan would provide the Transferable Development Rights-TDR receiving capacity needed to balance TDR supply and demand. Nineteen years after the County Council approved the Clarksburg Master Plan and the sectional zoning map amendments the commitment and question of TDR receiving capacity in Clarksburg has come up for reconsideration. The agricultural community is frustrated by this environment and we want to remind you of the commitment made to our farmers in 1980.

The AAC understands the environmental importance of the Ten Mile Creek watershed and we encourage development that would not threaten this environmental resource.

Recommendations to find alternative sites for using TDRs:

The 1994 Clarksburg Master Plan recommended total capacity to accommodate 2,184 TDRs. This Limited amendment would reduce this total TDR capacity associated with the Pulte and King properties that are currently zoned RE1/TDR. This action will adversely affect the balance of TDR supply and demand and create the need to find alternative sites to accommodate TDRs. The Limited amendment recommends the development footprint and densities of RE1/TDR zone be reduced on the Pulte and King properties. The amendment does recommend retaining TDRs as an important policy to support agriculture by proposing a change from the RE1/TDR zone to RNC/TDR. This recommendation for the RNC/TDR zone is similar to recommendations in the western portion of the Damascus Master Plan.

Because of the continuing imbalance of TDR supply and demand over many years our Committee respectfully requests the County Council to support the Planning Board's new proposed uses for TDRs that are recommended as part of the Zoning Ordinance Revision-ZTA 13-04. The AAC is encouraged by the recommendation from the Planning Board to propose the new use of TDRs for mixed use zones where 1 TDR can equate to 3,500 square feet of mixed use space. The AAC strongly encourages the County Council to approve TDRs used in properties zoned for mixed use space as this recommendation will help to create new demand for TDRs and address the serious imbalance of TDR supply and demand.

Thank you for considering the views of the Montgomery County Agricultural Advisory Committee-AAC. On behalf of the AAC, we want to thank the Planning Board and staff for all of the work on this amendment to the Clarksburg Master Plan and their efforts to propose new uses for TDRs as part of the Zoning Ordinance Revision-ZTA 13-04.

Sincerely,



David Weitzer, Chairman

Cc: Members of the AAC
Members of the APAB