



AGRICULTURAL PRESERVATION ADVISORY BOARD

November 30, 2021

The Honorable Tom Hucker, President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: ZTA 21-08, Landscape Contractor – Use Standards

Dear Council President Hucker,

The Montgomery County Agricultural Preservation Advisory Board – APAB met on November 9, 2021 for its regularly scheduled meeting. During the meeting, ZTA 21-08 was discussed, and the Board moved and approved providing testimony in support with amendments for the November 30, 2021 public hearing.

The APAB appreciates the ZTA as it proposes limited use standards for landscape contractors in zones that currently require a conditional use approval. In discussing the ZTA the APAB focused on the AR and rural residential zones are less dense and are where most of the agricultural activity takes place in the County. The ZTA covers eight zones and the APAB believes treating each zone in the same way is less effective than tailoring it to specific zones.

The APAB believe the minimum lot size as proposed is too small and will create neighbor conflicts. A minimum lot size of 25 acres would create an environment where a landscape contract could be located in an area away from neighbors and would allow for the growing of materials on-site. The 25-acre minimum is a size already required for breweries and distilleries.

The ZTA prohibits an office on the site, the APAB believes an office is necessary for running a business and proposes the use of a trailer for an office.

We look forward to working with the Council on ZTA 21-08.

Sincerely,

Michael Jamison, Chairman

cc: Marc Elrich, County Executive
Jeremy Criss, Director, Office of Agriculture



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Mitra Pedoeem, Director, Department of Permitting Services