

Dear Councilmembers,

My name is Branka Sipcic, and I am writing as a concerned Montgomery County resident to urge you to **pause ZTA 25-02** and reconsider this sweeping zoning change.

The idea of increasing housing options is admirable, but this proposal is not the right path. It allows developers to reshape neighborhoods with little regard for affordability, infrastructure, or safety. There are no workforce housing minimums for duplexes. Businesses are being introduced into residential areas without a clear connection to the stated goals. The bill is inconsistent, rushed, and appears to be more of a handout to developers than a plan to help working families.

Local fire and EMT professionals have raised real concerns about emergency access in denser neighborhoods. Low water pressure in some areas could worsen, and overcrowded schools will only become more stressed. This is not the kind of “progress” that makes Montgomery County more livable.

We deserve a thoughtful, community-driven approach—not a one-size-fits-all policy that puts profit over planning. If developers are unwilling to build in designated growth areas, perhaps we should reexamine the regulations that discourage them, rather than opening the floodgates on our neighborhoods.

I will not vote for any elected official who supports ZTA 25-02 in its current form. Please listen to your constituents—not just lobbyists. We want responsible growth, not rushed experiments.