



AGRICULTURAL ADVISORY COMMITTEE

Regular Meeting Agenda April 16, 2024

1. Introductions
2. Approval of the March 19, 2024 AAC minutes
3. [Bill 40-21](#), Individual Water Supply and Sewage Disposal Systems – Amendments

The OAG will continue to monitor this bill, which will be scheduled for a second T&E Committee Work Session.

4. Office of Legislative Oversight (OLO) Report on the status of Transferable Development Rights (TDRs) and Building Lot Termination (BLT) programs

On April 5, 2024, Montgomery Planning staff sent the Office of Agriculture an updated memo on their draft recommendation for how to support the TDR and BLT programs through the Incentive Zoning Update. Currently, developers are required to purchase BLTs in order to develop at a higher density than the baseline level in the CR and LSC zones. The Planning Department's draft recommendation is to require that developers purchase either BLTs or an equivalent number of TDRs and to provide an incentive for purchasing TDRs instead of BLTs. One idea is for the OAG buy TDRs from landowners at a set price and "sell" the TDRs to the developers for the same price. This would require changes in executive regulations. Once the developer uses the TDRs, a TDR extinguishing document would be recorded to close the loop on the TDRs assigned to a development project.

5. Planning Board meeting with agricultural leaders

On March 29, 2024, the Planning Board met with representatives from different agricultural groups and the OAG to discuss the benefits of the Agricultural Reserve, threats to farming in the Reserve, the need for revamping the TDR program, agritourism, and the importance of including farmers in discussions on legislative changes that affect farming and the Reserve. The Planning Board was very interested in hearing from the farmers and looks forward to continued discussions and farm visits.

6. [SB1082/HB1328](#), Solar Energy and Energy Storage - Development and State Procurement

The OAG has been informed by the county Office of Intergovernmental Relations that this state bill will likely not go forward.

7. [HB0798](#), Montgomery County - Alcoholic Beverages - Class D Beer and Wine License – Farm Breweries and Limited Wineries

The OAG has been informed by the county Office of Intergovernmental Relations that this state bill will not go forward.



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8. [ZTA 23-09, Farming – Incidental Outdoor Stays](#)

After meeting with Councilmembers Marilyn Balcombe and Dawn Luedtke on March 1, 2024, representatives of Montgomery County Farm Bureau, Montgomery Agricultural Producers, Montgomery Countryside Alliance, and Sugarloaf Citizens Association scheduled a meeting with the two councilmembers for April 22, 2024 to provide feedback on this ZTA.

9. Junior Achievement Program of Greater Washington

This program teaches 7th graders in the county about financial literacy, work readiness, and entrepreneurship. Located in Finance Park at Thomas Edison High School, the program includes a simulated shopping center where the students learn to “shop” for food and other necessities within their budgets. The Director of Development, Devin Donaldson, contacted the OAG to see how they could partner with the OAG, Extension, and agricultural leaders to include more agricultural education in the program. They would like the students to learn about careers in agriculture, local food options, and the Ag Reserve. On April 22, 2024 representatives of different agricultural groups and Extension will visit Finance Park to learn more about the program and explore collaboration.

10. Vacancies in the APAB and RRAC

Wade Butler applied for the last vacancy in the Agricultural Preservation Advisory Board (APAB), was recommended by the County Executive, and appointed by the County Council today, April 16, 2024. However, Margaret Giblin has announced that she will be stepping down, so a new vacancy will be announced in the near future.

The three farmers that applied to the Rustic Roads Advisory Committee (Tom Linthicum, Mason Hopkins, and John Jamison) were interviewed by the County Executive’s office but appointments have not yet been made.

11. The next meeting of the AAC will be held on May 21, 2024 at 7:00 pm via Microsoft Teams.

12. Upcoming meetings and events:

Montgomery County Farm Bureau Board meeting: May 7, 2024

Montgomery Soil Conservation District Board of Supervisors meeting: May 10, 2024

Agricultural Preservation Advisory Board meeting: May 14, 2024