

Racial Equity and Social Justice (RESJ) Zoning Text Amendment Statement

Office of Legislative Oversight

ZTA 21-08: LANDSCAPE CONTRACTOR —USE STANDARDS

SUMMARY

The Office of Legislative Oversight (OLO) anticipates that Zoning Text Amendment 21-08 could advance racial equity and social justice in the County by promoting a more inclusive permitting process for landscape contractors that potentially narrows inequities in entrepreneurship and business growth by Hispanic origin.

PURPOSE OF RESJ STATEMENT

The purpose of RESJ impact statements for zoning text amendments (ZTAs) is to evaluate the anticipated impact of ZTAs on racial equity and social justice in the County. Racial equity and social justice refer to a **process** that focuses on centering the needs of communities of color and low-income communities with a **goal** of eliminating racial and social inequities.¹ Achieving racial equity and social justice usually requires seeing, thinking, and working differently to address the racial and social harms that have caused racial and social inequities.²

PURPOSE OF ZTA 21-08

Landscape contractors can experience difficulties in operating and growing their businesses in Montgomery County as they locate their businesses in zones that permit their use. If a landscape contractor attempts to locate their business in a zone that permits their operations only under **Conditional Use**, they must apply for a permit with Montgomery County Planning. The Conditional Use application process can be timely and expensive. However, if a landscape contractor attempts to locate their business in a zone that permits their operations under **Limited Use**, they can utilize a shorter and less expensive application process to acquire a permit with the Department of Permitting Services.

The purpose of ZTA 21-08 is to streamline the permitting process for landscape contractors by changing Conditional Use zones into Limited Use zones for landscape contractor businesses. If enacted, the ZTA would allow Limited Uses for landscape businesses in the Agricultural, Rural Residential, Residential Estate, and R-200 zones when the following conditions are met:

- Businesses are located on lots that are a minimum two acres
- Building and parking setbacks are at least 50 feet
- Heavy commercial vehicles are prohibited
- Screening for storage areas and site operations except growing of plant materials is provided per Section 6.5.3.C.7.
- Maximum number of employees on site is limited to 20
- Maximum number of commercial vehicles on site is limited to six
- No more than 20 motor vehicles may be parked on the site at any time
- A business office is excluded on site

ZTA 21-08 also expands the definition of landscape contractors to include landscape businesses that grow plants for their own use (i.e. have nurseries).

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ENTREPRENEURSHIP, LANDSCAPE CONTRACTORS, AND RACIAL EQUITY

Landscape contracting has provided a pathway to economic opportunity for many Latinx entrepreneurs and employees. Whereas Latinx people, like other people of color, are under-represented among business owners, earn revenue far below their White peers, and are overrepresented in the landscape contracting industry. This section describes inequities in business ownership by race and ethnicity, demographics of the landscaping industry, costs of permitting landscaping businesses in the County, and the community engagement process under Conditional Use applications.

Business Ownership Inequities. Prior research shows that a variety of factors adversely impact people of color as they consider starting and growing businesses, including disparities in educational attainment, personal wealth, access to mainstream capital, and exposure to entrepreneurship in family and social networks. For example, a study by the Small Business Administration found that Black- and Latinx-owned businesses are more likely to have been denied credit, to receive only a portion of the funding requested, or to refrain from applying for needed funding out of fear that their applications will be rejected. Other factors that explain the disparity in capital include discriminatory lending practices, less wealth to leverage (e.g. home equity), recent financial challenges, and lower credit scores.

Nationally, Black and Latinx residents represent about 28 percent of the population, but only 8 percent of the nation's business owners with employees.³ Available local data also show evidence of disparities in entrepreneurship by race and ethnicity, particularly with respect to revenue. For example, while the 2012 Survey of Business Owners indicates that Black and Latinx firms each accounted for 15 percent of local firms in Montgomery County and Asian firms accounted for 14 percent of County firms, Asian firms accounted for 4 percent of local business revenue, Black firms accounted for 1.7 percent of local business revenue, and Latinx firms accounted for 1.5 percent of local business revenue.⁴

More recent local data on self-employed residents also demonstrate disparities in entrepreneurship by race and ethnicity. 2018 Census data on self-employed residents includes information on residents self-employed in their own incorporated and unincorporated business, professional practice, or farm. As noted in Table 1, White residents were overrepresented among the self-employed compared to their share of the population, while Black, Latinx, and Other residents were underrepresented among the self-employed.⁵

Table 1. Representation of Self-Employed Montgomery County Residents by Race and Hispanic Origin

Demographic Group	Population	Incorporated	Unincorporated
White	52%	67%	59%
Black	19%	11%	13%
Asian	15%	16%	13%
Multiracial	10%	5%	12%
Other	5%	1%	3%
Non Latinx	80%	85%	84%
Latinx	20%	15%	16%

Demographics of Landscape Contractors. While Latinx-owned businesses are underrepresented in the economy as whole relative to their share of the population, available data suggests that Latinx-owned businesses are overrepresented in the landscaping industry. For example, a 2011 study by the U.S. Hispanic Chamber of Commerce examining the landscaping and lawn care industry's impact upon the Latinx community found that:⁶

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- The landscape industry in the U.S. employs almost 1.6 million workers and generates almost 959,000 jobs in other industries. In total, Latinx people accounted for more than 830,000 of workers in both categories.
- Latinx workers accounted for 35.2 percent of the landscaping lawn care services workforce compared to 13.4 percent of all U.S. workers.
- Latinx households earned 25 percent of earnings attributable to the landscape and lawn care industry compared to 8.3 percent of earnings among all households in the U.S. economy.
- Latinx-owned businesses account for 16 percent of business owners in the landscaping industry compared to 8.2 percent of businesses nationwide.
- Latinx-owned businesses in the landscape and lawn care industry account for 9 percent of total industry receipts compared to 1.2 percent of total receipts across all industries.

Available data suggests that Latinx residents are also overrepresented in the landscaping workforce. For example, 6 percent of all County residents worked in natural resources, construction, and maintenance occupations that include landscaping positions compared to 20 percent of Latinx residents in 2019.⁷ Anecdotal evidence suggests landscape contractor businesses and employment play major roles in providing income and small business ownership opportunities to Latinx residents in Montgomery County. Many of these companies are family-owned and operated by recent immigrant or first- and second-generation members of the Latinx communities.

Local Landscape Contractor Permitting Process and Costs. The landscape contractor permitting process through the approval of a Conditional Use application can take a long time and be cost prohibitive to small businesses. Table 2 summarizes the key differences in review processes for Conditional Use and Limited Use applications. Conditional Use applications are submitted to the Planning Board while Permitting Services processes Limited Use requests.

Table 2. Summary of Conditional Use and Limited Use Review Processes

Review Process	Application	Hearing/Permit	Review Period
Conditional Uses	Planning Board	Planning Board (Recommendation) Hearing Examiner (Final Decision)	120± days
Limited Uses	Department of Permitting Services	Permit (Use, Building, Occupancy)	<30 days

The Conditional Use process can take four or more months to complete while the Limited Use process takes less than a month to complete. The Conditional Use process is also more expensive for applicants, requiring a payment of \$8,200 for the filing fee. This fee alone could be cost prohibitive for many small business owners in the landscape industry, yet this is the start of the application process. The steps to complete the Conditional Use process include:

- Pre-application meeting, verify and package application materials, and Planning Department review to confirm compliance with filing requirements.
- Submit application to the Office of Zoning and Administrative Hearing (OZAH) for official acceptance, assignment of a case number, and scheduling of a public hearing date. The 120-day review period commences.
- Return application to Park and Planning, assignment of Planning Staff for review and recommendation, place application on the Planning Board's hearing agenda, and publishing of staff report.
- The Planning Board hears the case and adopts staff's recommendations or makes a recommendation of its own.
- The Planning Board's recommendation transmitted to OZAH for hearing before the Hearing Examiner for a final decision.
- A Hearing Examiner holds a hearing under a quasi-judicial process. End of 120 days review period.
- The Hearing Examiner publishes her/his decision approving or recommending the application within 45 days of closing the record.

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By the time an application is packaged, filed, and reviewed, the actual cost of the application can climb depending on the complexity of the application and stakeholder feedback as attorney and other fees often accrue. As such, the costs associated with seeking Conditional Use permits could easily exceed the resources available among many smaller landscape contractor businesses.

Community Engagement with Conditional Use Process. The Conditional Use process provides opportunities for community participation, particularly from adjoining properties and residents of the immediate neighborhood. Conditional Use applications require public notice and hearing opportunities that enable neighbors, homeowners' associations, and other interested parties the opportunity to comment on potential impacts on the immediate area. However, the extremely high cost attached to the Conditional Use review process makes it challenging to many of the smaller landscape contractors to the extent that it can drive many of them out of business or out of the County. The proposed ZTA could offer these contractors an alternative, lower-cost process to legally operate their businesses within the County.

ANTICIPATED RESJ IMPACTS

Discerning the potential impact of ZTA 21-08 on racial equity and social justice in Montgomery County requires considering the potential impact of this zoning text amendment on two sets of stakeholders:

- Landscape contractors and employees
- Neighbors of potential landscape contractors in zones impacted by this ZTA

The potential impact of this ZTA on these stakeholders is discussed below. Taken together, OLO finds that ZTA 21-08 will advance racial equity and social justice by reducing the cost of business among landscape contractors that are disproportionately Latinx. Reducing operational costs for Latinx businesses could also yield dividends for the Latinx workforce disproportionately employed by Latinx landscape contractors.

OLO further anticipates that the benefits of ZTA 21-08 for landscape contractors and employees will exceed the potential burden of ZTA 21-08 on neighboring property owners adversely impacted by this ZTA. Moreover, since the ZTA's benefits disproportionately accrue to people of color while the ZTA's costs are disproportionately born among White residents, this ZTA also advances racial equity and social justice.

- **Landscape Contractors and Employees.** Available data suggests that Latinx residents are overrepresented among landscape contractors and employees in the County. As such, OLO anticipates they will accrue a disproportionate share of the benefits that the landscaping industry will receive as consequence of ZTA 21-08 diminishing the cost of business in terms of reduced permitting time and costs. This benefit to Latinx business owners could diminish racial inequities in business ownership and thus advance racial equity and social justice.
- **Neighbors of Landscape Contractors.** Available data suggests the homeowners of neighboring properties that could be adversely impacted by this ZTA are disproportionately White. In 2019, White, Non-Hispanic residents accounted for the largest racial group in the County at 42 percent but resided in 59 percent of owner-occupied housing units in the County. As such, OLO anticipates that if there are any harms to neighbors associated with the change in the application process proposed by the ZTA, they are most likely to be experienced by White residents of the surrounding area in general, and owners of properties adjoining the landscaping businesses.

ADDITIONAL OBSERVATIONS

Beyond the RESJ analysis, OLO offers the following recommended questions for discussion to assist in clarifying the ZTA's scope and implementation if enacted.

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- A. *Is a 50-foot setback sufficient for screening and buffering landscape contractors from adjoining residential properties in R-200 Zones?*** If there are over 2-acre R-200 Zoned properties that are available for landscape contractor use, it may be helpful if the following measures are added to the provision to protect adjacent residential properties in the R-200 Zone:
- Building and parking setbacks, including loading areas and other site operations, and are a minimum of **100 feet** from any lot line.
- B. *Should the maximum number of employees and/or the number of vehicles allowed on site be reduced?*** The presence of 20 employees could be considered excessive in the R-200 zone proposed as a Limited Use. The ZTA could be amended to reduce the number of employees (and vehicles allowed) to between **12-15** to lessen the impact of the Limited Use on the character of existing residential neighborhoods. Similarly, the allowance of six light commercial vehicles and trailers could impact neighbors, especially in smaller zones. To minimize this impact, the ZTA could be amended to include light commercial vehicles within the 20 vehicles maximum.
- C. *Should the ZTA require providing restrooms to landscape business employees?*** The ZTA prohibits the creation of a business office on site but is silent on whether the business needs to ensure a restroom facility for employees. To ensure that landscape businesses permitted under Conditional Use provide restrooms to employees, a ZTA requirement could be considered. Both federal and state occupational safety and health standards specify that employees should have access to running water and toilets.⁸
- D. *Does the proposed ZTA eliminate the use categories for nursery uses?*** Language included in the definition of landscape contractor appears similar to existing use categories for Nursery (Retail) and Nursery (Wholesale). The Nursery uses are also permitted by approval of Conditional Use application in the Agricultural, Rural residential, and Residential Detached Zones (RE-2 -R-200). A clarification could provide a clear distinction between the two uses or how the Limited Use provision intends to treat nurseries.

CAVEATS

Two caveats to this racial equity and social justice impact statement should be noted. First, predicting the impact of zoning text amendments on racial equity and social justice is a challenging, analytical endeavor due to data limitations, uncertainty, and other factors. Second, this RESJ impact statement on the proposed zoning text amendment is intended to inform the Council's decision-making process rather than determine it. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the ZTA under consideration.

CONTRIBUTIONS

OLO staffers Elsabett Tesfaye, Performance Management and Data Analyst, and Elaine Bonner-Tompkins, Senior Legislative Analyst, drafted this racial equity and social justice impact statement.

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Appendix A. Landscape Contractor Use in Montgomery County

A Landscape Contractor Use is a designated commercial use under Chapter 59, The Montgomery County Zoning Ordinance. It is allowed through approval of Conditional Use (CU) applications. The Use is also allowed as a Limited Use (L) in the Light Industrial Zone (IL) and is permitted by right in the Medium (IM) and Heavy industrial Zones (HI). In Division 59-3 Landscape Contractor is defined as follows:

Section 3.5.5. Landscape Contractor

A. Defined

Landscape Contractor means the business of designing, installing, planting, or maintaining lawns, gardens, hardscapes, water features, outdoor structures, decorative features, stormwater and drainage features, or other activities intended to enhance the appearance or usefulness of Light Industrial Zone and outdoor areas. Landscape Contractor also means providing snow removal services with vehicles, equipment, and supplies that are stored, parked, serviced, or loaded at the business location. Landscape Contractor includes the growing of plant materials for the contracting business and tree installation, maintenance, or removal. Landscape Contractor does not include Lawn Maintenance Service.⁹

Table 3. Zoning Standards

Landscape Contractor: Zoning Standards Section 59-3.5.5 (Existing)				
Zone Classification	Symbol	Minimum Size/FAR Standard Developments		Use Standard
Agriculture				
1. Agricultural Reserve	AR	25 ac		
Rural Residential				
1. Rural	R	5 ac		Conditional Use (C)
2. Rural Cluster	RC	5 ac		Conditional Use(C)
3. Rural Neighborhood Cluster	RNC	5 ac/25,000 sf		Conditional Use(C)
Residential Detached Zones				
1. Residential Estate – 2	RE-2	2 ac		Conditional Use(C)
2. Residential Estate – 2C	RE-2C	2ac		Conditional Use(C)
3. Residential Estate – 1	RE-1	1 ac		Conditional Use(C)
4. Residential – 200	R-200	20,000 sf		Conditional Use(C)
Industrial Zones		Total Far (MAX)	Height (Max)	
1. Light Industrial	IL	0.25 to 1.5	25' to 50'	Limited Use (L)
2. Moderate Industrial	IM	0.25 to 2.5	25' to 120'	Permitted (p)
3. Heavy Industrial	IH	0.5 to 4.0	35' to 200'	Permitted (P)

As noted, currently, a Landscape Contractor's use is allowed in the Agricultural, Rural Residential, Residential Estate, and R-200 zones with approval of a Conditional Use application.

¹ Definition of racial equity and social justice adopted from "Applying a Racial Equity Lens into Federal Nutrition Programs" by Marlysa Gamlin, et.al. Bread for the World, and from Racial Equity Tools <https://www.racialequitytools.org/glossary>

² Ibid

³ Joseph Parilla and Darin Redus, "How a New Minority Business Accelerator Grant Program Can Close the Racial Entrepreneurship Gap."

Brookings December 9, 2020 <https://www.brookings.edu/research/how-a-new-minority-business-accelerator-grant-program-can-close-the-racial-entrepreneurship-gap/>

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⁴ Jupiter Independent Research Group, Racial Equity Profile Montgomery County, OLO Report 2019-7, Office of Legislative Oversight, July 15, 2019 https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2019/20190611/20190611_3.pdf

⁵ Stephen Roblin, COVID-19 Recovery Outlook: Minority-Owned Businesses, Office of Legislative Oversight, September 21, 2020 <https://www.montgomerycountymd.gov/OLO/Resources/Files/2020%20Reports/COVID-19RecoveryOutlook-MinorityOwnedBusinesses.pdf>

⁶ Inter-University Program for Latino Research: A report to the U.S. Hispanic Chamber of Commerce on “The Economic Impact of the Landscaping and Lawn Care Services Industry on US Latinos”. November 2011. https://latinostudies.nd.edu/assets/95362/original/ushccnational_report_novermber_21_2011_final.pdf

⁷ US Bureau of Labor Statistics: Labor Force Statistics From the Current Population Survey, 2020. <https://www.bls.gov/cps/cpsaat11.htm>

⁸ The United Nations Office of Human Rights Office of the High Commissioner has also recognized water and sanitation as a human right <https://www.ohchr.org/en/NewsEvents/Pages/DisplayNews.aspx?NewsID=26116&LangID=E>

⁹ Chapter 59, The Montgomery County Zoning Ordinance, 2014 and with revised language in proposed ZTA-21-08

From: [J Mauldin](#)
To: [MCP-Chair](#)
Cc: [Patterson, Tina](#); [Rubin, Carol](#); [Verma, Partap](#); [Cichy, Gerald](#)
Subject: MCPB Agenda Item No.8- November 18th, 2021 ZTA 21-08
Date: Tuesday, November 16, 2021 5:52:58 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

I am writing to you in **opposition of ZTA 21-08**, introduced by Council President Hucker on October 19, 2021. This ZTA would establish a Limited Use Standard for Landscape Contractors and allow them to operate under a Limited Use in residential zones and circumvent the Conditional Use process currently in place.

I am extremely concerned about the negative impact Landscape Contractors have on neighboring residential uses, which are related to their operations and can only be properly mitigated through detailed analysis and the regulatory conditions currently imposed by the Conditional Use process.

As a resident of Holly Grove Road Silver Spring, in May 2017 our small residential neighborhood had an extremely negative experience with **FM Group dba Francisco Landscaping Inc. (CU 19-04)**. Francisco Landscaping illegally operated in Holly Grove under the guise of a residential dwelling solely purchased by the owner of the company's wife as a Maryland First Time Home Buyer, which she was not. After complaints filed by adjoining and abutting neighbors, Francisco in 2018 applied for a Conditional Use and began the process **but continued to operate illegally** in Holly Grove causing undue hardship on the residents.

The application filed by Francisco had falsehoods which were revealed through the Conditional Use process. It showed that the property was not the primary residence of the owner Elba Argueta but instead housing employees of the landscape company and dumping of landscape waste. The traffic study report included in the application stated Holly Grove Road was a 20-foot-wide road with 7-foot shoulders, no pedestrian traffic, and a clear sight view from the owner's driveway to the entrance of Holly Grove Road. **All untrue when in fact the road is only 14ft wide had no shoulders and has no clear sight view and has pedestrian traffic including school children who walk to/from the bus stop at the entrance to Holly Grove.** In addition, applicants were averaging daily truck trips in and out over sixty times a day Monday -Sunday, including tractor trailer deliveries that competed with the resident's use. The trucks were too large and too much traffic for the narrow dead-end road.

If it were not for the careful review, residents' and community input, including testimony and appearances at every step of the process none of the true facts would have been revealed as traffic and safety were just the tip of the problem. Residents were not able to have a safe and peaceful enjoyment of their property where all homes in the neighborhood are on septic. In addition, a 30-space parking lot construction was also part of the applicant's request. **The impervious data for Holly Grove was of great concern adding to the ongoing flooding and runoff problems in the neighborhood based on Holly Grove's location in the Johnson Run sub watershed that feeds into the Northwest Branch.** This type of use inherently brought an increase in externalities that are incompatible with residential use.

A detailed, case-by-case scrutiny is vital and not available through a Limited Use standard. The existing Conditional Use process is the best way to ensure these impacts do not detract from surrounding residential properties. Currently East Montgomery County and specifically the Cloverly, Norwood Road, and New Hampshire Ave area is dramatically **over-saturated by Landscape companies** that come in and purchase residential property and immediately convert them to a commercial use.

Through these Limited Use standards, Landscape Contractors like **Francisco Landscaping** can on paper meet the Limited Use standards and would not need a Conditional Use approval process. Further, Francisco Landscaping, who was denied a Conditional Use due to safety concerns and a sub-standard 14-foot-wide road among other issues raised by the neighbors, a Limited Use standard would allow them to operate legally in Holly Grove if this ZTA is approved. This is egregious! Please do not set this precedent!

Thank you for your time and consideration of this particularly important matter.

Sincerely,

Judy Mauldin
15520 Holly Grove Road
Silver Spring Md 20905

From: [Michele Albornoz](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Tuesday, November 9, 2021 7:30:34 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am adamantly opposed to ZTA 21-08 that would change the permitting process for Landscape contractors. I live in the Cloverly Master Plan area which contains mostly large lots. The Cloverly Master Plan is already in violation of the 10-15% percent impervious cap based on GIS mapping data I have from MNCPPC. This is one of many reasons why ZTA 21-08 should be denied.

Land owners are entitled to peaceful enjoyment of their property. ZTA 21-08 will not only negatively impact adjacent property owners but also the overall character of our neighborhoods for the following reasons:

- generated traffic volumes
- production of noise and odors
- value and enjoyment of property
- adverse affects on health, safety and welfare of residents
- inconsistent with land use and Master Plan design principles
- increased run off
- increased and unreasonable speeds in neighbors

In closing, ZTA 21-08 should be denied.

Respectfully,
Michele Albornoz

Michele Albornoz
albornoz.michele@gmail.com
712 Snider Lane
Silver Spring, Maryland 20905

From: [Mary Hemingway](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Thursday, November 11, 2021 8:50:04 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Council President Tom Hucker that would change the permitting process for Landscape contractors. These operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Mary Hemingway
milesperhour67@gmail.com
718 Snider Lane
Silver Spring, Georgia 30905-4166

From: [Josh Goldman](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Thursday, November 11, 2021 1:57:46 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process properly addresses non-inherent effects of the commercial/industrial use that can, based upon specific circumstances prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for Landscape contractors. The Planning staff has recommended denial.

These intense commercial operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution. Vote no.

Josh Goldman
joshjgman@gmail.com
15711 Hughes Road
Poolesville, Maryland 20837

From: [Robert Goldberg](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Thursday, November 11, 2021 7:04:01 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Council President Tom Hucker that would change the permitting process for Landscape contractors. These operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Robert Goldberg
goldberggrn@gmail.com
21404 Davis Mill Road
Germantown, Maryland 20876-4422

From: [Ann Connor](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Thursday, November 11, 2021 7:35:58 PM

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Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Council President Tom Hucker that would change the permitting process for Landscape contractors. These operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Ann Connor
conrfam@aol.com
17325 Soper St
Poolesville, Maryland 20837

From: [N. Anne Davies](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Thursday, November 11, 2021 7:55:24 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am very concerned about ZTA 21-08 introduced by Council President Tom Hucker that would change the permitting process for Landscape contractors. These operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

N. Anne Davies
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305 Old Bucklodge Lane
Boys, Maryland 20841-9628

From: [Steacy Larrabure](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Thursday, November 11, 2021 10:01:39 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Council President Tom Hucker that would change the permitting process for Landscape contractors. These operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Steacy Larrabure
steacylarrabure@gmail.com
23435 Peach Tree Road
Clarksburg, Maryland 20871

From: [Marsha Vonduerckheim](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 11:55:45 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Marsha Vonduerckheim
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21610 Beallsville Road
Barnesville, Maryland 20838

From: [Laren Rusin](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:09:15 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. This doesn't make any considerations for impervious surface limits, deforestation or tree protection, or water protections. As a resident of the 10 mile creek watershed and the Ag Reserve, I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution to promote small farms, and local food, and not industry in the Ag Reserve.

Laren Rusin
Larenrusin@hotmail.com
22115 slidell road
Boys, Maryland 20841

From: [Randi Field](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:12:38 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Randi Field
scribers@verizon.net
9307 Long Branch Parkway
Silver Spring, Pennsylvania Maryland

From: [Dan Lantner](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:14:27 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Dan Lantner
brisketeer@gmail.com
13 Lake Ct
Rockville, Maryland 20853

From: [Richard Thoms](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:16:02 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

In my opinion, this issue revolves around the reduction from 25 acre to 2 acre minimum holding size. I have no objection to the general use that landscape operations would entail, just the exception to the 25 acre size requirement.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Richard Thoms
rwthoms2@icloud.com
21700 Big Woods Rd
Dickerson, Maryland 20842

From: [Carl Gottlieb](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:17:45 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Carl Gottlieb
cgottlieb50@gmail.com
3309 Ashmore Court
Olney, Maryland 20832

From: [Maxine Glazer](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:18:42 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Maxine Glazer
lilredhen3289@gmail.com
7008 Needwood Road
Derwood , Maryland 20855

From: [M. Meyerovich](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:21:52 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas for landscapers will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

M Meyerovich
mmeyerovich@hotmail.com
13900 grey colt
gaithersburg, Maryland 20878

From: [Emma Jackson](#)
To: [MCP-Chair](#)
Subject: Please Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:23:46 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I currently farm on someone else's land in the agricultural reserve with a goal of purchasing 2+ acres in order to fully recognize the goals of our farm. A lot of larger farm properties have expensive houses on them which makes them a too expensive for those of us just starting out. My business is committed to not only to providing options to our customers that have a lower carbon impact by being local, but our operation at all times works to be ecologically sustainable in ways that improve property, soil health, wildlife health, carbon sequestration and ultimately our whole community.

I'm not saying I deserve land any more than anyone else, but I do hope for a process that is fair and makes it possible for producers like me to exist. I hope that ZTA 21-08 introduced by Tom Hucker could be tabled until more input can be reviewed and ensure that farmers like me aren't priced out of the market.

Sincerely,
Emma Jackson

Emma Jackson
cutcloverflowers@gmail.com
712 Justin Way
Silver Spring, Maryland 20901

From: [John Stinson](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:23:47 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

John Stinson
ringfort3@gmail.com
21701 W Offutt Rd
Poolesville, Maryland 20837

From: [Sanfred Larson](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:25:19 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Sanfred Larson
sanfredlarson@gmail.com
11800 Stoney Creek Rd
Potomac, Maryland, Maryland 20854

From: [Theresa Clark](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:28:41 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Theresa Clark
theresajclark@gmail.com
4015 Wexford Drive
Kensington, Maryland 20895

From: [Robert Goldberg](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:29:22 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Robert Goldberg
goldberggrn@gmail.com
21404 Davis Mill Road
Germantown, Maryland 20876-4422

From: [Elizabeth Steinglass](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:33:15 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Elizabeth Steinglass
liz.steinglass@gmail.com
1349 Sugarloaf Mountain Road
Dickerson, Maryland 20842

From: [Ann Connor](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:35:37 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Ann Connor
conrfam@aol.com
17325 Soper St
Poolesville, Maryland 20837

From: [John Cook](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:41:12 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am writing in strong opposition to Council President Hucker's ZTA 21-08, which was drafted without broad stakeholder input and in disregard for why this use is already properly addressed through the conditional use approval process. The current conditional use process allows nuanced consideration of all the relevant factors with each application and fully acknowledges non-inherent effects of this commercial/industrial use that can, in specific circumstances, prove to be detrimental to the surrounding community.

I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests and the assessment of local conditions (including suitable roadways) that are provided by the current conditional use process. This seems to be a solution in search of a problem or a huge favor to a single special interest group taken without consideration of any other stakeholders' interests. Please bring all stakeholders together to collaborate on a more workable solution.

John Cook
1johncook@gmail.com
13625 West Old Baltimore Rd.
Boys, Maryland 20841

From: [Maureen Jais-Mick](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 12:48:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am always suspicious when zoning changes are done without citizen input. In this case, I am concerned about ZTA 21-08 introduced by Tom Hucker. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found. Thank you.

Maureen Jais-Mick
jaismick1@verizon.net
7017 Exfair Road
Bethesda, Maryland 20814

From: [Susan Azrin](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 12:58:43 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Susan Azrin
susanazrin@hotmail.com
18809 Bloomfield Rd
Olney, Maryland 20832

From: [Leonard Keifer](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:01:19 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

It is further my belief that Montgomery County has enough landscape contractors without destroying the Agricultural Reserve to provide profits for a few.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Leonard Keifer
Oakenstaff@yahoo.com
8 Blue Silo Ct
Gaithersburg, Maryland 20878

From: [Rachel Rosenfeld](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:02:26 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Rachel Rosenfeld
rrfeld@gmail.com
16315 Budd Rd
Poolesville, Maryland 20837

From: [Traci Richmond](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 1:03:49 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Traci Richmond
samanddex@aol.com
11000 Cripplegate Rd
Potomac , Maryland 20854

From: [Stephanie Egly](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:04:15 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale. I actually live next to a landscaping operation that has been operating with no conditions or oversight and it's not pleasant. Residents on this road tried to stop it without success and Montgomery County has not monitored or followed up on any of our complaints. We have given up trying to change what we're apparently stuck with, but I urge the Council not to move forward with this change—at least until you've studied the issue more and seek input from those of us who it directly affects. Most of these landscapers don't even live here in the Ag Zone—our landscaping "neighbor" lives in Cabin John and could care less about my water quality.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Stephanie Egly
segly2016@gmail.com
15115 Mount Nebo Rd
Poolesville, Maryland 20837

From: [Patty McGrath](#)
To: [MCP-Chair](#)
Subject: Think Again ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 1:05:58 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Dear Council,

There seem to be no end to proposals to 'use' the 'empty space in the Ag Reserve for other than agricultural purposes. This proposal is possible because there are Ag Reserve spaces that could be more profitable to owners than renting to farmers. This needs to be re-thought because the only reason those spaces exist is because of County taxpayers investing in the Reserve for AGRICULTURE. Our current environmental crisis points to the need to use that precious land to feed our County residents, and to convert to resilient soil methodologies on a large scale. This zoning proposal, use of the land by landscaping businesses, is counter to that need.

I am very concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Patty McGrath
pattymcgrath08@aol.com
11007 Edison Road
Potomac, Maryland 20854

From: [Erika Bucciantini](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 1:09:53 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Erika Bucciantini
erika.bucciantini@gmail.com
22014 Dickerson Rd
Dickerson , Maryland 20842

From: [Judith Christensen](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:13:49 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I would appreciate more input from current owners and those that support preservation of our rural legacy before passing this ZTA. The present review takes many elements into consideration for approval and this one appears to diminish the efforts to maintain the rural environment that is so widely admired and copied. I believe that most landscape companies will be able to meet the conditions to establish a plant-based business in the Ag Reserve, and to be fair, the approval for a business or industry should not favor one type over others.

Please retain the conditional use process or convene a user and stakeholder group to advise the Council. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Thank you for your attention,
Judith A. Christensen
Gaithersburg, MD

Judith Christensen
jchris43@gmail.com
6 Walker Avenue
Gaithersburg, Maryland 20877

From: [Diane Karlik](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:16:51 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Diane Karlik
dianekarlik@verizon.net
8027 fenway road
Bethesda , Maryland 20817

From: [Joshua Brown](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 1:20:36 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Joshua Brown
joshua.evan.brown@gmail.com
20557 Neerwinder St
Germantown, Maryland 20874

From: [Beth Daly](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:28:28 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Beth Daly
beth.daly1@gmail.com
Po box 452, 17501 Barnesville road
Barnesville, Maryland 20838

From: [Naomi Yount](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:39:21 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Naomi Yount
naomiyount@westat.com
15101 Falconbridge Terrace
North Potomac, Maryland 20878

From: [Marilyn Wood](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 1:44:24 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am opposed to ZTA 21-08 that would change the permitting process for landscape contractors. I urge you to find another way to address the concerns of these contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Thank you,
Marilyn Wood

Marilyn Wood
marilynewood@verizon.net
11533 Fenchurch Court
Germantown, Maryland 20876

From: [Diana Yun](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 1:45:47 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Diana Yun
honeysuckledreams@gmail.com
1613 Auburn Ave.
Rockville, Maryland 20850

From: [Alex Hirtle](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08. Landscape Contractors Should Remain as a "Conditional Use"
Date: Friday, November 12, 2021 1:57:53 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

County Council President Tom Hucker's ZTA was drafted without essential stakeholder input and without a clear understanding of why this use is properly addressed through the Conditional Use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. I am asking that you please bring stakeholders together to collaborate on a more workable solution.

Alex Hirtle
alexhirtle@hotmail.com
4816 Madison Street
Riverdale Park, Maryland 20737

From: [Cynthia Morton](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 2:01:10 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

ZTA 21-08 fails to consider the best interests of our citizens and farmers, while permitting land use that would likely degrade the environment. This ZTA should be denied.

Cynthia Morton

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Cynthia Morton
cynmorton@yahoo.com
307 Eldrid Drive
Silver Spring , Maryland 20904

From: [Matthew Laudadio](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 2:01:59 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Matthew Laudadio
kibworth@icloud.com
22610 peach tree road
Boyds, Maryland 20841

From: [John Majane](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 2:02:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production.

We the taxpayers paid for the agricultural preserve with the guarantee it would remain that way. This proposal breaks that agreement in order to benefit a small group of people at the detriment of the rest of the country. It is a breach of the trust we should have in our government and it needs to be stopped.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

John Majane
jmajane@yahoo.com
13639 Ansel Terrace, N/A, N/A
Germantown, Maryland 20874

From: [Kit Mason](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 2:10:18 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Kit Mason
kitmason@gmail.com
1508 Sanford Rd.
Silver Spring, Maryland 20902

From: [Sam Polland](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 2:18:06 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Sam Polland
sampolland@yahoo.com
7829 Whiterim Terrace
Potomac, Maryland 20854

From: [Robert Wilbur](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 2:24:16 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Robert Wilbur
robert.wilbur@sdsu.edu
15428 Conrad Spring Rd
Boyd's, Maryland 20841

From: [Diana Conway](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 2:31:38 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Hi please table ZTA 21-08 until the affected stakeholders and interested parties have a chance to convene and discuss. There is no urgency, the planning staff opposes it, and you have an obligation to set up a fair and thoughtful process for your constituents—all of them.

Thank you, Diana Conway

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Diana Conway
dianaconway@outlook.com
10600 River Road
Potomac, Maryland 20854

From: [Michael Yarrington](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 2:35:18 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Michael Yarrington
mlyarrington@yahoo.com
24001 Old Hundred Rd
Dickerson, Maryland 20842

From: [Joseph Parambil](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 2:40:34 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Joseph Parambil
bobawy@aol.com
7605 Tarpley Drive
Derwood, Maryland 20855

From: [Judy Mauldin](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 2:57:40 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am writing to you in opposition of ZTA 21-08, introduced by Council President Hucker on October 19, 2021. This ZTA would establish a Limited Use Standard for Landscape Contractors and allow them to operate under a Limited Use in all the residential zones and circumvent the Conditional Use process currently in place.

I am extremely concerned about the negative impact Landscape Contractors have on neighboring residential uses, which are related to their operations and can only be properly mitigated through detailed analysis and the regulatory conditions currently imposed by the Conditional Use process.

As a resident of Holly Grove Road Silver Spring, in May 2017 our small residential neighborhood had an extremely negative experience with FM Group dba Francisco Landscaping Inc. (CU 19-04). Francisco Landscaping illegally operated in Holly Grove under the disguise of a residential dwelling solely purchased by the owner of the company's wife as a Maryland First Time Home Buyer, which she was not. After complaints filed by adjoining and abutting neighbors Francisco in 2018 applied for a Conditional Use and began the process but continued to operate illegally in Holly Grove causing undue hardship on the residents.

The application filed by Francisco had falsehoods revealed through the Conditional Use process. It showed that the property was not the primary residence of the owner Elba Argueta but instead housing employees of the landscape company and dumping of landscape waste. The traffic study report included in the application stated Holly Grove Road was a 20-foot-wide road with 7-foot shoulders, no pedestrian traffic, and a clear sight view from the owner's driveway to the entrance of Holly Grove Road. All untrue when in fact the road is only 14ft wide had no shoulders and has no clear sight view and has pedestrian traffic including school children who walk to/from the bus stop at the entrance to Holly Grove. In addition, applicants were averaging daily truck trips in and out over sixty times a day Monday -Sunday, including tractor trailer deliveries that competed with residents. The trucks were too large and too much traffic for the narrow dead-end road.

If it were not for the careful review, residents' and community input, including testimony and appearances at every step of the process none of the true facts would have been revealed as traffic and safety were just the tip of the problem. Residents were not able to have a safe and peaceful enjoyment of their property and all homes are on septic. In addition, a 30-space

parking lot construction was also part of the applicant's request. The impervious data for Holly Grove was of great concern and the ongoing flooding, runoff problems in the neighborhood based on Holly Grove's location in the Johnson Run sub watershed that feeds into the Northwest Branch. This type of use inherently brought an increase in externalities that are incompatible with residential use.

A detailed, case-by-case scrutiny is vital and not available through a Limited Use standard. The existing Conditional Use process is the best way to ensure these impacts do not detract from surrounding residential properties. Currently East Montgomery County and specifically the Cloverly, Norwood Road, and New Hampshire Ave area is dramatically over saturated by Landscape companies that come in and purchase residential property and immediately convert them to a commercial use.

Through these Limited Use standards, Landscape Contractors like Francisco Landscaping that can on paper meet the Limited Use standards would not need a Conditional Use approval. Further, Francisco Landscaping denied a Conditional Use due to safety concerns with a sub-standard 14-foot-wide road among other issues raised by the neighbors having been denied a Conditional Use would allow them to operate legally in Holly Grove if this ZTA is approved. This is egregious! Please do not set this precedent!

Thank you for your time and consideration of this particularly important matter.

Sincerely,

Judy Mauldin
15520 Holly Grove Road
Silver Spring Md 20905

Judy Mauldin
Lightnin53@aol.com
15520 Holly Grove Road
Silver Spring, Maryland 20905

From: [Claudia Pleasants](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 2:58:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

This is not a good solution to housing and land use. The introduction of landscaping operations in the Ag Reserve only opens the door to full scale commercial contracting yards with heavy equipment and inappropriate use of valuable land. PLEASE do not pass this ZTA!
Sincerely, Claudia Pleasants.

Claudia Pleasants
cfpleasants@gmail.com
15408 Conrad Spring Rd
Boys, Maryland 20841

From: [lauren mcbain](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 3:25:01 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

lauren mcbain
lauren@mcbainhomes.com
26110 johnson drive
damascus, Maryland 20872

From: [Alvin Auerbach](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 3:48:25 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Alvin Auerbach
alvin.auerbach@verizon.net
15117 Centergate Drive
Silver Spring, Maryland 20905

From: [Linda Bergofsky](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Access to Land in the Ag Reserve for Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 4:31:52 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without inclusive stakeholder input and without any real rationale for this change in the permitting approach. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 and the explicit change it would allow in the permitting process for landscape contractors. The Planning staff has thoughtfully and rightfully recommended denial of the ZTA. I agree.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. In addition, please bring stakeholders together to collaborate on a more workable solution.

Linda Bergofsky
bergo72@hotmail.com
17317 Hughes Road
Poolesville, Maryland 20837

From: [Joy Otoole](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 4:47:30 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Joy Otoole
otoolejoy@yahoo.com
22818 Howard Chapel Rd
Brookeville, Maryland 20833

From: [Alison Bennett](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 4:50:49 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

As a Christian, who is committed to caring for God's creation, I am thrilled that my County had the forethought to create the Ag Reserve. It is a green jewel in the landscape of our state. However, threats continuously arise against the preservation of this AGRICULTURAL preserve. Now, I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

Similar to concerns about siting large scale solar (which I also wrote to you about in opposition) on farmland- the primary use of the Ag Reserve is farming. Landscape companies allowed by right in the Reserve will drive up prices for new farmers to access land in the zone set aside for Agriculture. The proposed ZTA identifies 2 acre parcels for these industrial uses - the same amount of land a new table crop producer is ideally looking for.

Keeping this industry type as a conditional use allows a review of how an operation would fit into a specific area. Changing to a permitted use would allow these intensive uses to be sited much more broadly with few protections. Missing in under this zoning change are considerations for: Impervious surface and water quality, forest destruction, road width and condition and noise.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found. We must do everything we can to keep from encroaching on the remaining farmland in Montgomery County. Thanks.

Alison Bennett
alison.bennett72@gmail.com
10908 Picasso Ln
Potomac, Maryland 20854

From: [Perrie'Lee Prouty](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 5:03:13 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am shocked but not at all surprised that this issue (ZTA 21-08) would not appear at some point. The Council has allowed the camel's nose under the tent. I am very much opposed to this being allowed.

The Ag Preserve is basically for farming and many of the farmers are trying to farm more organically & small in scale. I can see these small farmers being pushed out of being able to acquire the land.

But I would agree to tabling the zoning text amendment & convening a group of stakeholders to collaborate on appropriate means of addressing the concerns of the landscaping industry. I am personally VERY much opposed to having landscape contractors having access to any lands within the Ag Preserve.

Perrie'Lee Prouty
perrieleeprouthy@hotmail.com
5213 Norbeck Rd
Rockville, Maryland 20853

From: [Molly Hauck](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 5:03:13 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Molly Hauck
mollyphauck@gmail.com
3900 Decatur Ave.
Kensington, Maryland 20895-1531

From: [Anne Sturm](#)
To: [MCP-Chair](#)
Subject: Please Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 5:05:28 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I have lived in the Ag. Reserve since Neanderthal Days- before it was PROTECTED with zoning to make sure the land stayed in agriculture. One of the continued threats we have had is from the commercial/industrial Landscaped contractors. The Butler case on Peachtree RD is a good example. A landscaper had started using a residential home sandwiched between other residential home as a landscape base. Big trucks were pulling out on a winding road with no clear vision on either side at all hours of the day and weekends. I think this is a good example of what can happen when you do not have a conditional use in place. The other example I can think of is on Route 109 where a landscaper was using farm land to " receive" all sorts of " fill?" without any conditions or protections in place. This happened in Va. where someone receives junk for years and then just " leaves" the land. The community is left with an environmental Mess.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Anne Sturm
annets1@aol.com
P.O. Box 341
Barnesville, Maryland 20838

From: [Ellen McNeirney](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 5:12:50 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Ellen McNeirney
ellen.frank@verizon.net
4400 E West Hwy
Bethesda, Maryland 20814

From: [dennis.rodrigues](#)
To: [MCP-Chair](#)
Subject: Please Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 5:54:16 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

dennis rodrigues
dennistr99r@gmail.com
510 Jaystone Pl
silver spring, Maryland 20905

From: [Linda Silversmith](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 6:04:42 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Let's remember why we have an Ag Reserve and table the proposed ZTA...Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Linda Silversmith
linsil@usermail.com
260 New Mark Esplanade
Rockville, Maryland 20850

From: [Catherine Lemp](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 6:18:39 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Catherine Lemp
cathylemp@gmail.com
10120 Treble Court
Rockville, Maryland 20850

From: [David Stern](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 7:01:16 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Thank goodness this change was brought to my attention - it must not be enacted and Landscape Contractors should remain under the conditional use provision. This change does not align with the uses and mission intended and the way this was done is unacceptable.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

David Stern
filmyard@gmail.com
6412 Stratford Rd
Chevy Chase, Maryland 20815

From: [Margaret Kelley](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 7:04:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Margaret Kelley
margaretkel7071@gmail.com
17410 Conoy Road
Barnesville , Maryland 20838

From: [Linden Carol](#)
To: [MCP-Chair](#)
Subject: Stakeholder Input is Mandatory! Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 7:06:03 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Linden Carol
cdlinden@hotmail.com
9300 Corsica Dr
Bethesda, Maryland 20814

From: [Laura Vaughan](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 7:22:59 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Laura Vaughan
lvaughan1128@yahoo.com
9404 Belle Hollow Way
Gaithersburg, Maryland 20882

From: [Joseph Horgan](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 7:28:48 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I support the Ag Reserve and I vote.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Joseph Horgan
josephhorgan@gmail.com
3102 Edgewood Rd
Kensington, Maryland 20895

From: [Jesse Copsey](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 7:57:16 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Jesse Copsey
jcwow@aol.com
18011 Chalet Drive Apt 302
Germantown, Maryland 20874

From: [Carolyn Conlan](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 8:09:07 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Carolyn Conlan
cgconlan@rcn.com
13609 Esworthy Road
Darnestown , Maryland 20874

From: [James Zwiebel](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 8:27:21 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

James Zwiebel
zwiebelj@verizon.net
6317 Kenhowe Drive
Bethesda, Maryland 20817

From: [Stephen Baldwin](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Friday, November 12, 2021 9:00:01 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned that the proposed ZTA would have the effect of making it more difficult for persons wanting to farm within the County. As a family that relies on County agricultural producers to supply fresh and sustainably-produced fruits and vegetables, any action that could make in-County food production more expensive and lower supply should receive more scrutiny.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Stephen Baldwin
baldwin6422@gmail.com
6422 Kenhowe Drive
Bethesda, Maryland 20817

From: [Kim Stypeck](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Friday, November 12, 2021 9:05:59 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Kim Stypeck
kim.stypeck@verizon.net
17915 Bliss Dr
Poolesville, Maryland 20837

From: [Sarah Suszczyk](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 12:15:46 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Sarah Suszczyk
sarah.suszczyk@gmail.com
17301 Brown Rd
Poolesville, Maryland 20837

From: [Danette Kauffman](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain "Conditional Use"
Date: Saturday, November 13, 2021 1:23:45 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the "conditional use" approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community.

I am opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Danette Kauffman
danettekauffman@starpower.net
3413 Quesada St NW
Washington, District of Columbia 20015

From: [Adam Blankinship](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 5:19:01 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Adam Blankinship
okipenoki@gmail.com
24604 Marlboro Dr
Damascus, Maryland 20872

From: [Kristy Chikes](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 6:28:09 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Kristy Chikes
jklarsonchikes@hotmail.com
Kitchen House Way
Germantown , Maryland 20874

From: [Joan Clement](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 7:49:55 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Joan Clement
joan@chears.org
506 Elm Ave
Takoma Park, Maryland 20912

From: [Kara McNulty](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 8:29:13 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Kara McNulty
kara.mcnulty@verizon.net
13352 Manor Stone Dr
Darnestown, Maryland 20874

From: [Jamie Pflasterer](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 8:50:33 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Jamie Pflasterer
jlpflast@hotmail.com
15016 Good Meadow Ct
North Potomac, Maryland 20878

From: [Judith McIntyre](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 9:13:15 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Judith McIntyre
judy_mcintyre@yahoo.com
19504 Conlon Court
Poolesville, Maryland 20837

From: [Elizabeth Rogers](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 10:07:01 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Elizabeth Rogers
elizrogers2@yahoo.com
10106 Gladstone Street
Silver Spring , Maryland 20902

From: [Gale Quist](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 10:48:01 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Our Ag Reserve is a treasure and model for the US. We must not shrink its benefits without careful thought and substantial public input. Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Gale Quist
gale.quist@gmail.com
11201 Neelsville Church Road
Germantown, Maryland 20876

From: [Kimberly Murphy](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 10:52:15 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Kimberly Murphy
murphy.kimberly.anne@gmail.com
10620 Alloway Dr
Potomac, Maryland 20854

From: [George Williams](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 12:54:57 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale. It appears Mr Hucker has an agenda that stokes the flames of the big biz he will look to when he's running for higher office. Listen to your own planning people and nip this outrage in the bud.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to oppose this travesty. Let poor poor deep pockets contracting outfits find appropriately zoned existing space and spend the money rather than trash roads to be repaired by others. Existing zoning is appropriate for several reasons. Amend nothing.

Thank you

GW

George Williams
george.williams2@verizon.net
11208 Rock Rd
Rockville, Maryland 20852

From: [Anne Ambler](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 3:45:25 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

Dear Council President Hucker and Councilmembers:

As a long-time advocate for Montgomery County's Agricultural Reserve, I was surprised at the introduction of ZTA 21-08. Please do not approve this ZTA. It was drafted without stakeholder input and without a clear understanding on the part of the Council of why conditional use is the appropriate process. The conditional use designation acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove detrimental to the surrounding community. It would therefore be a grave mistake to change the permitting process for landscape contractors to limited use. The Planning staff has recommended denial with good rationale.

I urge you to convene stakeholders and seek to find another way to address the concerns of landscape contractors without changing the conditional use designation. At this time when we are finally recognizing the critical need to protect forests, water, and farmland, we should not now change the rules to make their protection more difficult and less likely.

Sincerely,

Anne Ambler
12505 Kuhl Road
Silver Spring, MD 20902

Anne Ambler
anambler@gmail.com
12505 Kuhl Road
Silver Spring, Maryland 20902

From: [Alexandra Bell](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 4:01:43 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Alexandra Bell
alexbell55@hotmail.com
703 Maple Avenue
Rockville , Maryland 20850

From: [Elizabeth Wilbur](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 4:57:07 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Elizabeth Wilbur
bwilbur@gmail.com
15428 Conrad Spring Rd.
Boyds, Maryland 20841

From: [Regina Nelson](#)
To: [MCP-Chair](#)
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use
Date: Saturday, November 13, 2021 10:45:56 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests that are provided by the conditional use process currently in place. Please bring stakeholders together to collaborate on a more workable solution.

Regina Nelson
reginaannnelson@gmail.com
121 Farmgate Lane
Silver Spring, Maryland 20905

From: [Susan Eisendrath](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Saturday, November 13, 2021 11:01:52 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Susan Eisendrath
susan.eisendrath@gmail.com
9 Manorvale Ct
Rockville, Maryland 20853-2517

From: [Evan Lippincott](#)
To: [MCP-Chair](#)
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland
Date: Monday, November 15, 2021 10:59:54 AM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Board Chair Casey Anderson,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Please table this zoning text amendment and convene a group of stakeholders to collaborate on an appropriate means of addressing the concerns of the landscaping industry. This solution is supported by the planning staff report opposing this ZTA, "Staff is very concerned about the negative impacts Landscape Contractors often have on neighboring residential uses, which are directly related to their operations and can only be properly mitigated through detailed analysis and regulatory conditions imposed by the Conditional Use process."

thank you

Evan Lippincott
evan@lippincottarchitects.com
9428 Garden Court
Potomac, MD., 20854

Berbert, Benjamin

From: Aaron Ucko <amu@alum.mit.edu>
Sent: Friday, November 12, 2021 12:38 PM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Aaron Ucko
amu@alum.mit.edu
503 Pleasant Dr
Rockville, Maryland 20850

Berbert, Benjamin

From: Alex Hirtle <info@email.actionnetwork.org>
Sent: Friday, November 12, 2021 1:58 PM
To: Wright, Gwen
Subject: Table ZTA 21-08. Landscape Contractors Should Remain as a "Conditional Use"

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

County Council President Tom Hucker's ZTA was drafted without essential stakeholder input and without a clear understanding of why this use is properly addressed through the Conditional Use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. I am asking that you please bring stakeholders together to collaborate on a more workable solution.

Alex Hirtle
alexhirtle@hotmail.com
4816 Madison Street
Riverdale Park, Maryland 20737

Berbert, Benjamin

From: Amy Seely <gardensbygarth@comcast.net>
Sent: Friday, November 12, 2021 6:05 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Amy Seely
gardensbygarth@comcast.net
21014 Big Woods Road
Dickerson, Maryland 20842

Berbert, Benjamin

From: Barbara Hoover <hooverb@msn.com>
Sent: Friday, November 12, 2021 1:02 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

Please stop by-passing the public. You work for the citizens, and you are required to seek public comment (no matter how unpleasant) on these issues. I am sorry to have to remind you of your duty.

Keeping this industry type as a conditional use allows a review of how an operation would fit into a specific area. Changing to a permitted use would allow these intensive uses to be sited much more broadly with few protections. Missing in under this zoning change are considerations for: Impervious surface and water quality, forest destruction, road width and condition and noise.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Barbara Hoover
hooverb@msn.com

7841 Whiterim Ter
Potomac, Maryland 20854

Berbert, Benjamin

From: Carol Petrash <cpetrash@earthlink.net>
Sent: Friday, November 12, 2021 1:00 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Dear Tom Hucker, If you are still considering running for county executive, I think it would be important for you to delve into what our amazing Ag Reserve really means for this county and its people. We should not be tampering with the zoning regulations without stakeholder input from all involved, and a very careful deliberative process. It's hard to go back from changes such as this. Your ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Carol Petrash
cpetrash@earthlink.net
3106 Edgewood Rd.
Kensington, Maryland 20895

Berbert, Benjamin

From: Daniel Brown <dbrown@eqrllc.om>
Sent: Friday, November 12, 2021 12:10 PM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Daniel Brown
dbrown@eqrllc.om
4330 Damascus Road
Gaithersburg , Maryland 20882

Berbert, Benjamin

To: Wright, Gwen
Subject: RE: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

From: Donna McDowell <info@email.actionnetwork.org>
Sent: Tuesday, November 9, 2021 11:22 AM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 that would change the permitting process for Landscape contractors. These operations are not one-size fits all and the current conditional use process is the best way to ensure that they can be sited appropriately. The limited use classification proposed by the ZTA does not address important concerns like impervious surface, noise and forest protections. Additionally, widening the areas where these industries can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Here are some personal reflections. This is getting tiresome. A few on the Council seem to be constantly thinking of new incursions into the Ag Reserve and rural areas. I am thankful for those on the Council who look more closely at the ramifications of these "ideas," which seem to benefit developers but not the residents. This ZTA will not only affect those of us who live in the Ag Reserve, but also residents in other areas, including areas in Cloverly and Olney. Also, I understand that only five spots have been reserved for comment on the ZTA by the general public. This is outrageous. I hope that the majority of the Council tables this proposed ZTA so that stakeholders across the County have the opportunity to learn about this ZTA and comment. A working group should be established to study this before any action is taken.

Thank you.

Donna McDowell

donnasmcd68@gmail.com

24308 Hipsley Mill Road

Gaithersburg, Maryland 20882

Berbert, Benjamin

From: Dorothy Herman <dorothy@fuzzymagic.com>
Sent: Friday, November 12, 2021 2:54 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Dorothy Herman
dorothy@fuzzymagic.com
19521 Lewis Orchard Lane
Poolesville, Maryland 20837

Berbert, Benjamin

From: Ellen Gordon <ellengordon10@comcast.net>
Sent: Saturday, November 13, 2021 10:13 AM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Please take time to consider the value of keeping protection of the Ag Reserve through conditional use restrictions on Landscaping contractors.

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Ellen Gordon
ellengordon10@comcast.net
12204 Galesville Drive
Gaithersburg, Maryland 20878

Berbert, Benjamin

From: Garth Seely <gardensbygarth@comcast.net>
Sent: Friday, November 12, 2021 6:05 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Garth Seely
gardensbygarth@comcast.net
21014 Big Woods Road
Dickerson, Maryland 20842

Berbert, Benjamin

From: Jean Findlay <jsfindlay3@comcast.net>
Sent: Sunday, November 14, 2021 9:38 AM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

The ZTA 21-08 introduced by Tom Hucker without input concerns me. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one-size-fits-all solution. It doesn't call for what is needed, which is a public process involving stakeholders to site this intensive land-use proposal carefully in a way that doesn't compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Jean Findlay
jsfindlay3@comcast.net
22135 Dickerson Road, PO Box 125
Dickerson, Maryland 20842

Berbert, Benjamin

From: Joyce Bailey <Baileyjn52@comcast.net>
Sent: Monday, November 15, 2021 1:10 AM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Joyce Bailey
Baileyjn52@comcast.net
21730 Beallsville Rd
Barnesville, Maryland 20838

Berbert, Benjamin

From: Krista Kurth <kkurth@comcast.net>
Sent: Friday, November 12, 2021 12:42 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Krista Kurth
kkurth@comcast.net
9428 Garden Court
Potomac, Maryland 20854

Berbert, Benjamin

From: Marney Bruce <marneyb@earthlink.net>
Sent: Friday, November 12, 2021 5:11 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Marney Bruce
marneyb@earthlink.net
4541 Windsor Lane
Bethesda, Maryland 20814-4724

Berbert, Benjamin

From: Megan Schleifer <gan@hammar.net>
Sent: Saturday, November 13, 2021 11:18 AM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Megan Schleifer
gan@hammar.net
16020 Kruhm Rd
Burtonsville, Maryland 20866

Berbert, Benjamin

From: Paula Nerret <pnernet@msn.com>
Sent: Friday, November 12, 2021 1:20 PM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Paula Nerret
pnernet@msn.com
621 Bryants Nursery Rd
Silver Spring , Maryland 20905

Berbert, Benjamin

From: Robert Smythe <rbsmythe@comcast.net>
Sent: Friday, November 12, 2021 10:10 PM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Dear Council Member: Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community. I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Robert Smythe
rbsmythe@comcast.net
4807 Wellington Drive
Chevy Chase, Maryland 20815-6201

Berbert, Benjamin

From: Sandra Cepaitis <slcep@msn.com>
Sent: Friday, November 12, 2021 12:29 PM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

I think this move is ill advised. There are many more considerations that need to carefully studied before this amendment is allowed. Please table this zoning text amendment.

Sincerely,
Sandra Cepaitis

Sandra Cepaitis
slcep@msn.com
4321 Dresden Street
Kensington, Maryland 20895

Berbert, Benjamin

From: Stu Collins <scollins@acmpave.com>
Sent: Friday, November 12, 2021 1:13 PM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Stu Collins
scollins@acmpave.com
22430 Old Hundred Rd
Barnesville MD, Maryland 20838

Berbert, Benjamin

To: Wright, Gwen
Subject: RE: Pause ZTA 21-08 - Landscape Contractors compete for farmland

From: Susan Arrowsmith <susan.arrowsmith@assetstrategies.us>
Sent: Friday, November 12, 2021 12:40 PM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found. I was a 20 year resident of the Ag Reserve and continue to have an interest in developments there. This proposal is very significant and needs more time and thought.

Sincerely,

Susan Arrowsmith

Susan Arrowsmith
susan.arrowsmith@assetstrategies.us

49 West First Avenue, #315
Denver, Colorado 80223

Berbert, Benjamin

From: Susan Soderberg <soderberg@md.net>
Sent: Sunday, November 14, 2021 5:56 AM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

I personally know how disruptive a landscaping business can be to a neighborhood as on is just down the block from me. There are huge flatbed trucks hauling front-loaders, graders, bulldozers going in and put all day. There are piles of landscaping materials, some (fertilizers) perhaps leaking toxic chemicals into the ground. There are loud noises from trucks loading and unloading. An historic building was torn down without any consultation with government or neighbors. This is unacceptable in an R-200 zone, and should be controlled in any other zone.

Susan Soderberg
soderberg@md.net
19313 Liberty Mill Rd.
GERMANTOWN, Maryland 20874

Berbert, Benjamin

From: Terrie Barr <teerriebarr@comcast.net>
Sent: Saturday, November 13, 2021 8:07 AM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

Council President Hucker's ZTA was drafted without stakeholder input and without a clear understanding of why the use is properly addressed through the conditional use approval process. The process acknowledges non-inherent effects of the commercial/industrial use that can, based upon specific circumstances, prove to be detrimental to the surrounding community.

I am therefore opposed to ZTA 21-08 that would change the permitting process for landscape contractors. The Planning staff has recommended denial with good rationale.

The primary use of the Ag Reserve is farming. Landscape companies allowed by right in the Reserve will drive up prices for new farmers to access land in the zone set aside for Agriculture.

The proposed ZTA identifies 2 acre parcels for these industrial uses - the same amount of land a new table crop producer is ideally looking for.

Keeping this industry type as a conditional use allows a review of how an operation would fit into a specific area. Changing to a permitted use would allow these intensive uses to be sited much more broadly with few protections. Missing under this zoning change are considerations for: Impervious surface and water quality, forest destruction, road width and condition and noise.

I urge you to find another way to address the concerns of landscape contractors that will still keep protections for farmland, water quality and forests provided by the conditional use process in place. Please bring stakeholders together to collaborate on a more workable solution.

Terrie Barr
teerriebarr@comcast.net
11808 Hayfield Ct
Potomac, Maryland 20854

Berbert, Benjamin

From: Jeremy Stanton <mail@jeremystanton.com>
Sent: Friday, November 12, 2021 2:15 PM
To: Wright, Gwen
Subject: Pause ZTA 21-08 - Landscape Contractors compete for farmland

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am concerned about ZTA 21-08 introduced by Tom Hucker without input. Widening the areas where landscapers can locate (without site specific review) will cause undue competition in both supply and price for productive farmland, further challenging new and expanding local food and fiber production. Many new table crop producers are also looking for 2+ acres to get started.

This ZTA is a one size fits all solution where what is needed is a public process that involves stakeholders to get this intensive land use sited carefully in a way that does not compete with primary uses, like small scale farms. Please table this ZTA while a more workable solution is found.

Jeremy Stanton
mail@jeremystanton.com
5219 Brookeville Rd
Gaithersburg, Maryland 20882-1705

Berbert, Benjamin

From: nancy everett <neeverett@comcast.net>
Sent: Sunday, November 14, 2021 11:58 AM
To: Wright, Gwen
Subject: Table ZTA 21-08: Landscape Contractors Should Remain Conditional Use

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Planning Director Gwen Wright,

I am very concerned about the county's commitment to the Ag Reserve in light of Mr. Hucker's proposal to allow landscape contractors as an approved rather than conditional use. This proposal seems to have been put forward without stakeholder input and without analyzing why the use is better addressed through the conditional use approval process. It may well prove to be detrimental to the surrounding community and agree with the planning staff, who have recommended denial with good rationale.

The Ag Reserve is a shining star of the County's environmental and sustainability efforts. Please find another way to carefully examine and address the concerns of landscape contractors, while maintaining ample protections for farmland, water quality and forests provided by the conditional use process in place.

thank you

nancy everett
neeverett@comcast.net
8311 Comanche Court
bethesda, Maryland 20817

From: [Thomas, Patricia](#)
To: [MCP-Chair](#)
Subject: Agenda Item 8 - ZTA 21-08
Date: Wednesday, November 17, 2021 12:48:20 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Mr. Anderson,

I urge the Board to reject ZTA 21-08 (Landscape Contractor-Use Standards).

The desire to create a less cost-prohibitive process for lucrative landscaping companies without regard for the well-being, health and safety of residents, particularly those in the RE2 and RE2C zones should not happen.

In fact, the current Conditional Use process requires strengthening with adverse inherent and non-inherent factors requiring equal consideration in such cases.

Please consider the nightmare CU 19-04, DM Group Inc., d/b/a Francisco Landscaping presented. Technical staff reports in that case were faulty:

- Site distances between entrance of the proposed business and Norwood Road
- Pedestrian Use
- Vehicular Traffic
- Hours of Operation (note applicant failed to include frequent mulch delivery via tractor trailers)
- Description of Holly Grove Road (non-existent pull-overs)

Residential neighborhoods feature narrow roads intended to local use. Landscaping companies produce noise and air pollution.

Case precedence does not support extending Landscaping companies in residential communities.

Please make the right decision this time and deny test amendment ZTA-21-08.

Thank you.

Patricia Thomas
15510 Holly Grove Road
Silver Spring, MD 20905

pathomas110@yahoo.com