

Item 9 - Correspondence

From: [Randall Stabler](#)
To: [MCP-Chair](#)
Subject: Re: item 9 Incentive Zoning Update.
Date: Wednesday, June 5, 2024 1:56:17 PM

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

Randy Stabler
5900 Damascus Rd
Gaithersburg, MD 20882

Sent from my iPhone

On Jun 5, 2024, at 10:35 AM, MCP-Chair <mcp-chair@mncppc-mc.org> wrote:

Good morning,

Thank you for your comments. I am confirming receipt for distribution to the Planning Board, and for inclusion of the record. Please also provide your mailing address to satisfy proper noticing requirements.

Thank you,

<image001.jpg>

Catherine Coello

Administrative Assistant III

Montgomery County Planning Board, Chair's Office
2425 Reedie Dr 14th Floor, Wheaton, MD 20902

catherine.coello@mncppc-mc.org
m: 301.495.4605 | d: 301.495.4608

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

[<image005.png>](#)

From: pvfgrain@aol.com <pvfgrain@aol.com>
Sent: Tuesday, June 4, 2024 7:16 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>
Subject: item 9 Incentive Zoning Update.

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June 4, 2024

The Honorable Artie Harris, Chair
The Maryland-National Capital Park and Planning Commission
2425 Reedie Drive
Wheaton, MD 20902

Re: June 6, 2024, Agenda Item 9- Incentive Zoning Update Study

Dear Mr. Harris,

Thank you for involving the Agricultural Community in hopefully revitalizing the TDR and BLT programs and their original intensities. MNCPPC incentive zoning update study, along with the OLO report 2023-1 on TDRs and BLTs must be acted upon to ensure the integrity of past, present, and future zoning and land use in the county.

The staff 's work is encouraging towards helping to revitalize the TDR and BLT program so that benefits all. The benefit to the County is enormous in helping it meet many of its goals and initiatives.

Please understand that this is just a start to what needs to be accomplished to meet the needs of what was promised to the landowners in 1980. Landowners relinquished equity in their asset(land) through rezoning on the promise of receiving areas for TDRs. This has never been accomplished to a balance for what was lost. Equity in Assets has a huge economic impact in ensuring a viable agriculture.

I look forward to participating as this progresses.

Sincerely,

Randy Stabler

From: [Willard, Billy](#)
To: [MCP-Chair](#)
Subject: June 6th Planning Board meeting agenda item 9: Incentive Zoning Update.
Date: Tuesday, June 4, 2024 2:30:58 PM
Attachments: [Ag Letter-incentive zoning update 6.6.24 MNCPPC item.pdf](#)

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

Please see the attached letter to Mr. Artie Harris.

Thank you,
Billy

William F. Willard, Sr.
Chief Executive Officer
Willard Agri-Service
50 S. Wisner St.
Frederick, MD 21701
301-620-0700 (O)
301-694-6090 (F)

June 4, 2024

The Honorable Artie Harris, Chair
The Maryland-National Capital Park and Planning Commission
2425 Reddie Drive
Wheaton, MD 20902

Re: June 6, 2024, Agenda Item 9- Incentive Zoning Update Study

Dear Mr. Harris,

The agricultural groups and leaders have been engaged with the staff at the MNCPPC on the incentive zoning update study and appreciate how this project couples with the OLO report 2023-1 on the status of TDRs and BLTs.

The concepts outlined by the staff and in the packet are encouraging to see as it shows an effort to revitalize the TDR and BLT market in a way that helps the County achieve other important goals. As you may know, the TDR and BLT programs never yielded the desired results for farmers and landowners.

I believe this is an **important first step** in trying to get the visionary TDR and BLT programs moving again, however this is just step one. I look forward to working with you and the staff of the Commission on this project and other ways to revitalize the TDR and BLT programs to achieve agricultural preservation and other public benefits.

Sincerely,

A handwritten signature in blue ink that reads "William F. Willard Sr." in a cursive script.

William F. Willard, Sr.
Managing Member
William F. Willard Farms, LLC

From: [Doug Lechliden](#)
To: [MCP-Chair](#)
Cc: [Doug Lechliden](#)
Subject: Montgomery County Farm Bureau comments June 6,2024 Incentive Zoning Update Study, Item 9
Date: Tuesday, June 4, 2024 10:00:43 AM
Attachments: [Planning Commission 6-6-24.pdf](#)

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

Thank you for opportunity to comment.

Doug Lechliden
Laytonsville Turf Farm
Cell: 240-372-2788

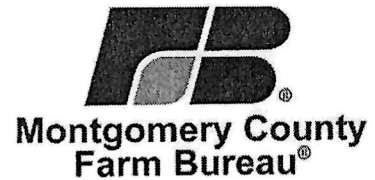
Montgomery County Farm Bureau

PO Box 217, Damascus Maryland 20872

301-467-1419

mcfarmbureausecretary@gmail.com

www.montgomery.mdfarmbureau.com



The Honorable Artie Harris, Chair
The Maryland-National Capital Park and Planning Commission
2425 Reddie Drive
Wheaton, MD 20902

Re: June 6, 2024, Agenda Item 9- Incentive Zoning Update Study

Dear Mr. Harris,

The agricultural groups and leaders have been engaged with the staff at the MNCPPC on the incentive zoning update study and appreciate how this project couples with the OLO report 2023-1 on the status of TDRs and BLTs.

The concepts outlined by the staff and in the packet are encouraging to see as it shows an effort to revitalize the TDR and BLT market in a way that helps the County fulfill an agreement to landowners and achieve other important goals.

I believe this is an important first step in trying to get the visionary TDR and BLT programs moving again, however this is just step one. MCFB looks forward to working with you and the staff of the Commission on this project and other ways to revitalize the TDR and BLT programs to achieve agricultural preservation and other public benefits.

Thanks for your consideration,

A handwritten signature in black ink that reads 'Doug Lechliden'. The signature is written in a cursive style and is positioned above a horizontal line.

Doug Lechliden
First VP MCFB