

January 7, 2024

To: Montgomery County Council

From: John & Laurel DeCenzo

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Subject: Zoning Text Amendment (ZTA) 23-09, Farming - Incidental Outdoor Stays

We are OPPOSED to Zoning Text Amendment (ZTA) 23-09, Farming - Incidental Outdoor Stays. This does nothing to preserve the integrity of the Agricultural Reserve and is just one step closer developing the entire Reserve.

Look at the ZTAs approved over the last 15 – 20 years for the Ag Reserve. Each one progressively chipped away at the agricultural integrity of the Ag Reserve by approving commercial ventures under the weak and ever-expanding definitions of a “farm” and “agricultural education.” Allowing “Incidental Outdoor Stays” moves the Ag Reserve one step closer to large scale commercial lodging and event centers just as the ZTA approving wineries in the Ag Reserve led to full scale alcohol production facilities (breweries, cideries, distilleries, wineries, etc.) in just a few years.

Please REJECT proposed ZTA 23-09, Farming - Incidental Outdoor Stays, and preserve the rural farming tradition of the Agricultural Reserve.