

**AUDREY ANNE CREIGHTON**

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December 16, 2024

Dear Councilmembers,

I am vehemently opposed to ZTA 23-09.

Over the past twenty-two years that I have owned my home in Montgomery County's Agricultural Reserve, the Agriculture Reserve has been aggressively eroded by greedy developers and business owners who seek to further their economic gain and care nothing about preservation of the land. This is another example of a greedy businessman trying to make money under the guise of furthering farmers interests.

The proponent of the proposed zoning change is doing so for his personal monetary gain. Obviously, if the Distillery succeeds in gaining permission to build tiny rental homes/hotels, Distillery patrons can drink whiskey all day and night, spend their money beyond what is responsible drinking and stagger to their Tiny Home rented to them by the Distillery owner. This only benefits the Distillery and does not benefit Montgomery County. This is not what the creators of the

Agricultural Reserve had in mind when they designated certain farms and land for placement in the reserve. The level of drunkenness it encourages will bring an increase in aggression and crime to the area.

Montgomery County has successfully cultivated many vineyards without an increase in drunk driving cases or alcohol related incidents. Montgomery County vineyard goers drink responsibly and are accustomed to designating a non-drinking driver or calling an UBER.

Mini hotels are NOT what this county needs. Montgomery County hosts sober responsible patrons to the Agricultural Reserve and should continue to encourage day trips to the country without making it a drinking mecca.

The Agricultural Reserve is the Gem of Montgomery County and has been an example to counties all over the State of Maryland. It would be a terrible loss to allow this zoning change to the existing protections of our beautiful farmland.

Sincerely,

*Audrey A. Creighton, Esquire*