



AGRICULTURAL ADVISORY COMMITTEE

January 17, 2012

Francoise Carrier, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland
20910

Dear Madam Chair:

RE: Limited Map Amendment G-909

On behalf of the Montgomery County Agricultural Advisory Committee, AAC please accept this letter as our recommendations surrounding the Limited Map Amendment G-909 that is located at 4858, 4890, 4900 Battery Lane in Bethesda referred to as Site 2 & 3 all of which are designated Transferable Receiving Area Zones.

It is our understanding the County approved the 1994 Bethesda CBD Sector Plan that changed the zoning for Sites 2&3 to R-10/TDR zone with a recommended density of 100 dwelling units to the acre. The AAC is concerned regarding the request for rezoning that will remove the TDR receiving designation. The TDR program was created to provide opportunities to landowners in the Rural Density Transfer zone to sell their TDRs to developers that would use them in TDR receiving zones like these properties in Bethesda. The removal of the TDR receiving zones represents a reduction in equity opportunities for RDT landowners.

Even though the TDR program has now been in place for over 30 years, we continue to need additional TDR receiving capacity for the remaining TDRs in the RDT zone. The removals of these properties in Bethesda will further exacerbate the existing imbalance of TDRs.

The AAC encourages the Planning Board to not support this rezoning request in Bethesda that will remove the TDR receiving component.

Thank you for considering the views of the Montgomery County Agricultural Advisory Committee.

Sincerely,

David Weitzer, Chairman