

#6

7 April 2004

The Honorable Derick Berlage, Chairman
Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD, 20910

Re: Subdivision Plan 1-04026 - Kinzie Property, River Road and Sugarland Lane,
Poolesville, MD

I am Jane Kinzie, Chief Executive of Kinzie Farms Nursery and Landscape, a Montgomery County company which I founded with my stepson, Jake Kinzie. We request approval for the subdivision plan on our farm which will retain a 104 acre agricultural area while creating four 8 acre lots.

We firmly believe that our plan will improve the area, the environment, the economy, and will place previously trashed land into new agricultural production. The following facts are relevant:

1. When we bought the 140 acre property in 1999, there were people living illegally in old house trailers, junk cars, and plywood shacks with raw sewage and no operating septic system. We removed the old trailers, junked cars, and caused the nuisance to be removed.



2. The property had for years been used for dumping. For some years it was a county leaf dump. It was also used for illegal dumping. We removed tons of trash, old tires, old farm equipment, and construction rubble. We are placing new land into agricultural production. We took loads of tires to the dump eliminating health hazards.



3. The forested areas were typified by trees being killed by poison ivy and other invasive plants and vines. We have worked to save the good trees by cutting the vines. We are growing quality trees in our nursery operation for replanting and forest renovation and habitat improvement.

4. Our subdivision plan involves creating four 8 acre residential lots and one large 104 acre farm lot. We intend to use the farm lot for agricultural purposes.



5. We are converting land which has been unusable to productive agricultural land. Some of the land is now leased to Willard Agriculture Co. for wheat and soybeans. On the rest, we plan to grow ornamental nursery plants and we have plans for a cutting orchard growing trees and shrubs for the floral industry.

6. Our area of disturbance will total about 10 acres on the 5 lots. We will convert more than 20 acres from unusable land to new productive agricultural land.

7. Equestrian trail - We are working with neighbors and Park and Planning to establish an equestrian trail easement from Sugarland Lane to enable riders to go from Sugarland Lane to the McKee Beshers and C&O Canal parks.

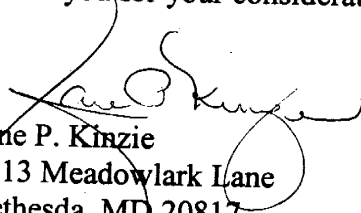
CONCLUSION

As adjacent property owners and the Department of Environmental Protection have affirmed, we are good stewards of the land and are improving the area. At every step, we have consulted with agricultural and land use experts to cluster the lots and retain a large area for agricultural and open use. We adapted the plan to conform to neighbors' concerns. The area will be much more scenic.

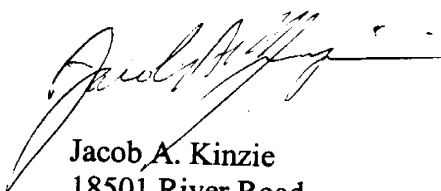
While improving the land, our plan will create jobs and add to the tax base. The lots will create construction jobs at such time as houses are built, the lots are suitable for equestrian use, and the subdivision will add to the agricultural base and revenues in the county.

We ask for your approval.

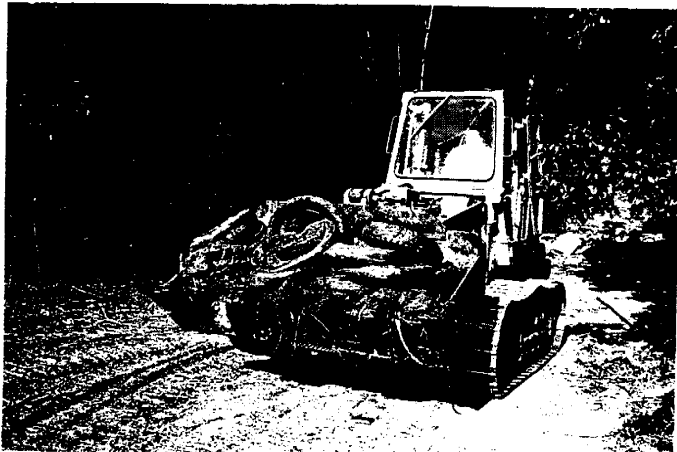
Thank you for your consideration,



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Additional examples of
Property Renovation
by Kinzie Family

(printed April 2004)

