

## **Item 8 - Correspondence**

**From:** [Shahan, Tracy \(NIH/NIAID\) \[E\]](#)  
**To:** [Estes, Phillip](#); [MCP-Chair](#); [MCP-Chair](#)  
**Cc:** [Hucker, Thomas](#); [Murillo, Julio](#); [Atwal, Upneet S.](#); [Ajit Bose John](#); [Bruno Mukendi](#); [Dave Lockett](#); [Gary Magnus](#); [Jerry Samuel](#); [John & Sally Peterson](#); [Juanita Perry](#); [Maggie Erzen](#); [Mani Panickar](#); [Steve Whitted](#); [Veary Kin](#); [duggiralamosesd@gmail.com](#); [smhoa.bod@communityassn.com](#); [vinodh bosco](#); [Jey Daniel](#); [Nischel Pedapudi](#); [Juanita Perry](#); [JOHN ERZEN](#)  
**Subject:** 2131 East Randolph Road,Local map amendment H-145-  
**Date:** Friday, April 15, 2022 9:59:55 AM

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

Sirs,

I am the president of the Snowdens Mill HOA bordered by Valley Mill Park, E. Randolph Road, Fairland Rd and Old Columbia Pk in the Colesville/Burtonsville area. We have approximately 485 homes in our HOA. Our residents and residents from other local communities are overwhelmingly opposed to the proposed zoning change entitled, 2131 East Randolph Road, local map amendment H-145. We request that if the land has to be rezoned, please return it to R-200 as it was originally zoned before the land was gifted to the church. We plan to provide more detailed objections at the hearing. Below, please find a URL to access our petition with comments from area residents for the proposed zoning change at 2131 East Randolph Road, local map amendment H-145. Our petition currently contains almost 500 signatures opposing this zoning change and reasons for their opposition. Most of us realize that this zoning change is likely a done deal, but nevertheless we want our voices to be heard and for our county leaders to understand the ramifications of their actions.

To view the petition and comments, please go to the following URL and click on the comments tab. <https://chnng.it/jkZryqd7> or <https://www.change.org/p/opposition-to-zoning-changes-at-land-across-from-forcey-church-on-east-randolph-road-in-silver-spring-road/dashboard>

Thank you for your time,

Tracy Shahan et al.  
12705 Ruxton Rd



**From:** [Dan Reed](#)  
**To:** [Estes, Phillip](#)  
**Cc:** [MCP-Chair](#)  
**Subject:** Support for 2131 East Randolph Road, Local Map Amendment H-145  
**Date:** Sunday, April 17, 2022 6:26:19 PM

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

Dear Chair Anderson and members of the Planning Board:

I'd like to express my strong support for item #8 on this Thursday's agenda, 2131 East Randolph Road, Local Map Amendment H-145 and Preliminary Forest Conservation Plan H-145.

My family has lived less than a mile from this property since 1999. I lived in this community for several years as a teenager and again as an adult, most recently for a few months this winter. I cannot tell you how excited I am about the Conley Square proposal.

We know that [Montgomery County has a chronic housing shortage](#) in particular for affordable housing and for multi-family housing. East County in particular has a lack of places where people can live and walk to things. My parents' neighborhood has an excellent sidewalk network, but aside from the park and the elementary school, there's little else you can walk to. The Conley Square proposal would not only provide the homes we need, but it would give people - both in this development and in surrounding neighborhoods - the opportunity to walk to a grocery store.

Additionally, a [Harvard University study](#) shows that the number one indicator in someone's ability to climb the economic ladder is access to transportation. This development would also give more people the chance to live next to the Flash BRT line and a short distance from good jobs at Adventist Hospital and the FDA.

Finally, as the child of a Methodist pastor, I know how important it is to love your neighbors, including new ones. I am glad to hear that the Southern Asian Seventh-Day Adventist Church has embraced this project and the opportunity to welcome people to this community. This is a model for how other houses of worship around the region can partner with the private sector to provide much-needed housing.

I hope the Planning Board will recommend this site for rezoning, and that the Board of Appeals will agree. This is a great opportunity for East County and it would be a shame to pass it up. Thank you for your time and consideration.

Best regards,  
Dan

Dan Reed, AICP (he/they)  
[justupthepike@gmail.com](mailto:justupthepike@gmail.com)



[www.justupthepike.com](http://www.justupthepike.com)

[www.imdanreed.com](http://www.imdanreed.com)

202/256-7238



**From:** [Farhad Tahmasebi](#)  
**To:** [Estes, Phillip](#)  
**Cc:** [MCP-Chair](#); [Anderson, Casey](#)  
**Subject:** Opposition to Rezoning at 2131 East Randolph Road, Silver Spring, MD 20904  
**Date:** Sunday, April 17, 2022 11:45:14 PM

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

Dear Sir,

I live very close to 2131 East Randolph Road, Silver Spring, MD 20904 and am I'm strongly against the pending application for rezoning at this location for the following reasons:

1 – There are more than enough grocery stores within a 2-miles radius of this location (e.g., multiple Giant Food Supermarkets, multiple Safeway Supermarkets, Aldi, Target, Global Food Supermarket). Another one in this location is not compatible with the surrounding residential communities (mostly single-family homes). Local residents are extremely worried about rat infestation and additional traffic generated in the area by the grocery store plan of the developer.

2 – The infrastructure can not handle additional 114 townhouses, 100 senior apartments, and a discount grocery store (proposed by the developer). The vast majority of units in this area are single-family homes.

3 – There are plenty of senior apartments in the area (e.g., Arbor Crest Senior Apartments - 12801 Old Columbia Pike, Silver Spring, MD 20904).

Sincerely,  
Farhad Tahmasebi, Ph.D.  
1627 Angelwing Drive  
Silver Spring, MD 20904



**From:** [JOHN ERZEN](#)  
**To:** [MCP-Chair](#)  
**Subject:** Written Submission Against the Proposed Changes for Development of the Property Located at 2131 E. Randolph Road  
**Date:** Tuesday, April 19, 2022 10:00:02 PM  
**Attachments:** [Written Submission Against the Proposed Changes for Development of the Property Located at 2131 E \(4\) \(1\).docx](#)

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

Attached is my written objections, so far.



## Written Submission Against the Proposed Changes for Development of the Property Located at 2131 E. Randolph Road

I understand that R-200 may be permitted to have more dwellings than 1 house per 20,000 square foot lot. However I do not believe that this should be allowed at the property located at 2131 E. Randolph Road. The requested development change would increase by nine-fold the number of dwelling units on the property.

It appears that the developer has spoken with some people so that it may seem that the entire local community favors his proposal. However he has not spoken to the three largest communities located directly across the street – the Snowdens Mill Homeowners Association, the Seventh Day Adventist World Headquarters facility, and the Willows Run HOA. These groups are making their own views known about this development. I believe the Planning Board should table any proposed changes until the developer has spoken to these groups and heard and addressed their objections.

It is my understanding that the developer has spoken to people who would welcome the addition of a grocery store. It is completely inappropriate to build a grocery store or any other retail facility based on the desires of a handful of people. There should be a thorough marketing study to determine if the area can support yet another grocery store. Further, I believe parking for a grocery store at that location would be inadequate. Part of the issue is there are no pick-up lanes provided in front of the store which will create a traffic jam. I have experienced grocery store parking lots with no pick-up lanes and they are unsafe and a disaster. One-half mile east of this location is a shopping center that has had three failed grocery stores. Currently Giant is taking over the space vacated by Shopper's, and it will be closing its Calverton store, thus drawing both those customers and customers from this area, making it more likely that a new grocery store at the 2131 E. Randolph Road location is unnecessary, redundant, and possibly doomed to failure. There is currently an empty building formerly housing the Sears in White Oak. We don't need to build new retail; we need to fill the retail we currently have.

The traffic congestion in the area of 2131 E. Randolph Road is well-known. The developer and Planning Board staff both state that this issue is being addressed. Yet I have attended county meetings about trying to correct the traffic issue, and it has not yet been determined how it will be resolved. How can the Planning Board say the issue



has been studied and resolved? I believe that this development should be tabled until the county traffic planners can devise a workable solution.

I believe this proposal represents over-development, one of the factors causing climate change. The current plan for R-200, 20,000 square foot lots per residential home, would provide for approximately 24 residential units on this 11 acre parcel. An increase to 214 residential units plus a grocery store will have a severe negative environmental impact on the community. By approving this plan the Planning Board would be contributing to climate change at a time when we should be concentrating on mitigating it.

It appears that according to the plan there are only 6 outside and 50 underground parking spaces for the Senior Living Apartments that will house 100 residents. This is completely inadequate and I believe will cause a horrendous issue.

Apparently there is also an issue with the number of parking spaces for the townhouses. The 2 over 2 units only have half the number of spaces needed. There is no parking for guests anywhere in the plan, another disaster. The parking may not conform to Montgomery County Article 59-6, General Development Requirements for parking. If it does, it will not conform with units priced at \$500,000.00 to \$750,000.00, the selling price range stated by the developer, as residents will most likely have at least two cars. In addition to parking issues in this development plan, the South Asian Seventh-day Adventist church has overflow parking issues from the current adjacent community. They have contracted with a towing company and have signs posted in their lot that their parking is private and cars will be towed.

The plan refers to the high school area as Blake HS. Living in the area we are aware of the fact that we are already over-populated for our residents to attend the closest high school which is Paint Branch. Because of this current over-population the county is busing the students over 3 times the distance to provide for their adequate education. This is an indication of over-populating the area already. Planning has failed.

Neither the Staff nor Developer addresses the issue of crime, and the report says the Church said "no records of issues with vandalism, theft, or prostitution being reported to the police." This makes it seem there is no crime in the area, and that the Staff Report took the Church's word for this issue. There have been incidents of other types of crime, and a quick internet check shows this. Type zip code 20904 into the search field of the



following website for information on crime in many of the surrounding communities:  
<https://data.montgomerycountymd.gov/Public-Safety/Crime-Incident-Map/df95-9nn9>.

In addition zip code 20904 has a crime rate higher than the national average:

Fairland (zip 20904) violent crime is 33.6 (the US average is 22.7).

Fairland (zip 20904) property crime is 42.9 (the US average is 35.4).

Below are the Spot Crime statics:

SpotCrime's Silver Spring, Maryland crime map shows 166 assaults, 3 shootings, 42 burglaries, 429 thefts, 27 robberies, 85 vandalism, and 94 arrests over a one month period. The previous month crime map in Silver Spring, Maryland showed 165 assaults, 1 shooting, 52 burglaries, 468 thefts, 24 robberies, 121 vandalism, and 94 arrests.

I have additional concerns and need more time to validate these concerns. One of these concerns is the financial stability of this developer. I cannot find any information in the staff report that addresses this issue or Nova's legal rights to develop in Maryland.

There seems to be a question as to whether they currently have development rights in Maryland. This is a question I would like to have answered. There may also be legal questions regarding whether the Southern Asian Seventh-Day Adventist Church had a quorum present when the vote was taken to sell the property and approve the right to develop this property

I believe just the issues I have mentioned show a poor plan for development and should be tabled until these and additional issues are resolved.

I am not against developing this property, but I believe it needs to be done more responsibly than what is proposed in this developer's plan.

John Erzen  
12801 Stonecrest Drive  
Silver Spring, MD 20904  
(301) 312-3995



**From:** Jay Daniel  
**To:** MCP-Chair; Estes, Phillip  
**Cc:** jessca\_vinodh@yahoo.com; Jerry Samuel; Mani Panickar; nischel Pedupadi; duggiralamoses@gmail.com; Jerry Samuel  
**Subject:** Application H-145 Opposition & Rebuttal to letter sent by Potomac Conference (Seller)  
**Date:** Wednesday, April 20, 2022 12:07:23 AM  
**Attachments:** image.png  
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Rebuttal to Potomac Conference Letter to County- Planning Board Copy.pdf

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

Please see attached PDF for better format:

April 19, 2022

Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
2425 Reddie Drive – 14th Floor  
Wheaton, Maryland 20902

Re: Local Map Application H-145 Opposition & Rebuttal to letter sent by Potomac Conference

*Excerpt from original letter submitted by Potomac Conference & Church on 03/31/2022:*

**Dear Chair Anderson & Members of the Planning Board:**

This letter is written in response to several identical letters of **opposition filed by a very small minority of members of the Southern Asian Seventh Day Adventist Church to the Local Map Amendment application #H-145 filed by Nova-Randolph, LLC (Nova) for the rezoning of 10.83 acres, located at 2131 East Randolph Road.** We, the Officers of the Potomac Conference Corporation of Seventh Day Adventist, and the Southern Asian Seventh Day Adventist Church, respect the right of this small minority of members to express their personal opinions. However, we feel obligated to provide a factual response to the Planning Board relative to several inaccurate statements that have been made:

**Response:** The above statement made by the Potomac Conference Officers and Southern Asian Church (SASDAC) officers is not a true statement. If this was a true statement made by them, then we as members of the congregation contest them to witness before the county public hearing taking an oath. Over 95% of the members signed the petition opposing this appalling development next to SASDAC. The statement above that the “*Opposition [is] filed by a very small minority of members*” is false; the entire church congregation opposes this development unequivocally. Not only is the church congregation opposing this development, but the church officers who signed the letter above, have expressed dissent to the rezoning, many times in personal and public settings.

*Excerpt from original letter submitted by Potomac Conference & Church on 03/31/2022:*

1. **As indicated in our previous March 8th letter to the Planning Board, Seventh Day Adventist’s decision to sell the excess undeveloped land at 2131 East Randolph was very carefully considered over an extended period of time and ultimately approved by over 90 percent of the Church members present and voting at an open business meeting on August 24, 2019 to which all members were invited. The Southern Asian Church has approximately 954 members, so some disagreement of any decision is to be expected, but the overwhelming majority affirmed this decision.**

**Response:** While the above highlighted statement made by the Potomac conference officers in the letter may appear to be true, the fact of the matter is that only **83 members** of the total 954 members were present for the open business meeting held on August 24, 2019. While 83 members represent a meager 8.7% of total member representation, 90% of the 8.7% is a mere **7.8% who voted** to sell the land, which is not even 10% of the overall church membership. We have noted a few legal issues in the open business meeting held on August 24, 2019, which are listed as follows:

1. There was no sufficient quorum to approve a major undertaking such as this, and only 83 members were present out of a 954-member church.
2. Even with only **8.7%** of the members present for the business meeting, they could not have voted for the rezoning, since the feasibility study approval was given to Nova Ventures only in February of 2021. That implies that the members cannot vote on a non-existent document.
3. The original sales contract that was signed by the Potomac Conference in consultation with SASDAC, stands expired since all the subsequent extensions were officially signed by just one representative of the Potomac Conference. SASDAC was never informed or consulted for these amendments as originally agreed upon. Instead, the extensions and amendments were signed by one officer alone as opposed to all the authorized officials of the Potomac Conference whose signatures can be witnessed in the original sale agreement. Additionally, the last amendment was signed by one Conference officer on his last day on the job, which raises eyebrows for potentially spiteful intentions behind his signing. This deliberate act towards SASDAC’s wellbeing is malicious and racially motivated with the sole intent of allowing SASDAC to suffer in this contract.
4. The original seller default penalty was just \$50,000, which was later increased to **\$3 million** through an amendment signed by just one officer on his last day of work. What is notable here is that the buyer EMD (Earnest Money Deposit) stands at only \$500,000.00. By increasing the seller default to an exorbitant \$3 million, the concerned signatory was determined to trap SASDAC in this unfair contract.
5. Interestingly, this opposition letter sent by the conference to the County was signed by three authorized officers of the Potomac Conference and three officers of the SASDAC administration, whereas all the preceding amendments and extensions were signed by just one officer – This totally nullifies all amendments to the original sales contract, in accordance with real estate contract standards.
  - a. The Potomac Conference **coerced** the SASDAC administration to partake in this unfair sales contract and rezoning request. This was expressed publicly by the Chairman of the Land Committee, during an information meeting at SASDAC after church service on 03/19/2022. In the same meeting, a member of the land committee also stated that the church admin will be pleased if the rezoning request falls through.

*Extract from original letter submitted to County on 03/08/2022*

**After a lengthy search, the Conference and Church selected NovaVentures as its development partner for the property in February 2020. The Conference and the Church have been working closely with NovaVentures and MNCPPC Planning Staff for the past 2+ years to design an attractive mixed use, transit -oriented, pedestrian-friendly, intergenerational development project that could provide a complete community that integrates seamlessly into the overall Fairland area.**



**Response:** The above highlighted statement is false. The entire sale of the SASDAC Church land was racially motivated and directed against Asian minorities. As a matter of fact, the sale of church land was voted down **two times** in the open business meetings held prior to August 24, 2019. The mere fact that the land sale was not openly listed in the Real Estate Bright MLS (Multiple Listing System) is a clear indication that a fair bidding process was not in the agenda of the Potomac Conference, but rather the sale was privately wired to the current buyer Nova Ventures due to reasons unknown. We, as church members have our own doubts on the conference choosing Nova Ventures as a buyer, because no due process was followed. The above excerpt from the letter states that the conference had a lengthy search for the buyer, but the unfortunate reality is that even the General Conference (Parent Body of Seventh Day Adventists) was not consulted for the sale – This was confirmed by the general counsel of the GC, Mr. Karnick himself. The GC is a next-door neighbor to the land, and this is a clear indicator of ill will in this sale to Nova Ventures.

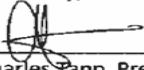
Nova Ventures opened a new LLC in the state of Virginia just before signing this contract. The previous license for Nova Ventures in the state of Maryland was cancelled or not renewed due to unknown reasons. Nova Ventures failed to provide sufficient proof of finance or funds (10 million dollars) to purchase this land. The payment plan in the land agreement itself is a clear indication that this sale is engineered in favor of the buyer. Interestingly, even the payments for the land sale to the Potomac Conference (Seller) will be paid in installments, as the buyer completes the projects in various phases.

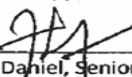
Nova Ventures is not **planning** to complete the development in one phase as it is mentioned in the county staff report but will complete it in 3 phases instead. Based on the plan provided by the builder, Phases A, B, and C will most likely take anywhere between 5 to 10 years to be completed. Lastly, it appears that the builder does not have the required capital or the experience to organize and execute a project of this magnitude. This also gives us concerns that this project may lead to the bankruptcy of Nova Ventures, which is not in the best interest of the county, or the community at large.

*Excerpt from last page of letter sent to county on 03/31/2022*

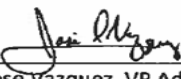
**We wish to thank you for your consideration of this rezoning application and feel that the proposed development project will enhance the community and benefit Montgomery County in their future planning for the citizens of the County.**


Sincerely,

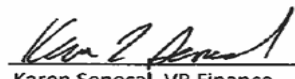
  
Charles Papp, President

  
John Daniel, Senior Pastor

cc: Phillip Estes, AICP

  
Jose Vazquez, VP Administration

  
Franklin David, Retired Senior Pastor

  
Karen Senecal, VP Finance

  
John Varghese, Chair Land Co

**Response:** All the folks who have signed above are God-ordained ministers who have taken an oath to spread the Gospel of Jesus Christ and stand firm for the benefit of the church congregation they serve. We, as church members of SASDAC are astounded to read this letter stating that the "Rezoning will benefit Montgomery County". The entire neighborhood, comprising of the Snowden Mills HOA with 495 homes, Willows Run HOA 40+ homes, Forcey Christian Church & School, General Conference Headquarters, along with SASDAC church members are all opposed to this new development and rezoning. We are unable to comprehend how these officers are justifying that the rezoning will benefit Montgomery County, when it will have an adverse impact upon the entire neighborhood instead! The small communities that make up the neighborhood are the ones that will truly suffer because of this rezoning and development process.

Petition link: <https://chnng.it/jkZryqd7>

**522+ signed petition opposing the rezoning.**

Thank You,

*SASDAC Church Members & Community Residents*

Jeyakumar Jebaraj  
4033 Pickstone Dr  
Fairfax, VA 22032

Mani Panickar  
2738 Huntersgate Terrace  
Silver Spring, MD 20904

Prinston Samuel  
13223 Rone Hill Dr  
Beltsville, MD 20705

Vinodh Magimaidas  
13115 Shinnecock Dr  
Silver Spring, MD 20904

Moses Duggirrala  
14917 Falconwood Dr  
Burtonsville, MD 20866

Nischel Pedapudi  
4317 Camley Way  
Burtonsville, MD 20866

Ajith B John  
5109 Kellan Drive  
Ellicott City, MD 21043



April 19, 2022

Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
2425 Reedie Drive – 14th Floor  
Wheaton, Maryland 20902

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- for these amendments as originally agreed upon. Instead, the extensions and amendments were signed by one officer alone as opposed to all the authorized officials of the Potomac Conference whose signatures can be witnessed in the original sale agreement. Additionally, the last amendment was signed by one Conference officer on his last day on the job, which raises eyebrows for potentially spiteful intentions behind his signing. This deliberate act towards SASDAC's wellbeing is malicious and racially motivated with the sole intent of allowing SASDAC to suffer in this contract.
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**After a lengthy search, the Conference and Church selected NovaVentures as its development partner for the property in February 2020. The Conference and the Church have been working closely with NovaVentures and MNCPPC Planning Staff for the past 2+ years to design an attractive mixed use, transit-oriented, pedestrian-friendly, intergenerational development project that could provide a complete community that integrates seamlessly into the overall Fairland area.**

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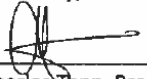


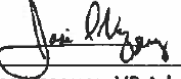
Nova Ventures is **not planning** to complete the development in one phase as it is mentioned in the county staff report but will complete it in 3 phases instead. Based on the plan provided by the builder, Phases A, B, and C will most likely take anywhere between 5 to 10 years to be completed. Lastly, it appears that the builder does not have the required capital or the experience to organize and execute a project of this magnitude. This also gives us concerns that this project may lead to the bankruptcy of Nova Ventures, which is not in the best interest of the county, or the community at large.

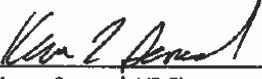
***Excerpt from last page of letter sent to county on 03/31/2022***

We wish to thank you for your consideration of this rezoning application and feel that the proposed development project will enhance the community and **benefit Montgomery County** in their future planning for the citizens of the County.

Sincerely,

  
Charles Yapp, President

  
Jose Vazquez, VP Administration

  
Karen Senecal, VP Finance

  
John Daniel, Senior Pastor

  
Franklin David, Retired Senior Pastor

  
John Varghese, Chair Land Co

cc: Phillip Estes, AICP

**Response:** All the folks who have signed above are God-ordained ministers who have taken an oath to spread the Gospel of Jesus Christ and stand firm for the benefit of the church congregation they serve. We, as church members of SASDAC are astounded to read this letter stating that the "Rezoning will benefit Montgomery County". The entire neighborhood, comprising of the Snowden Mills HOA with 495 homes, Willows Run HOA 40+ homes, Forcey Christian Church & School, General Conference Headquarters, along with SASDAC church members are all opposed to this new development and rezoning. We are unable to comprehend how these officers are justifying that the rezoning will benefit Montgomery County, when it will have an adverse impact upon the entire neighborhood instead! The small communities that make up the neighborhood are the ones that will truly suffer because of this rezoning and development process.

Petition link: <https://chnng.it/jkZryqd7>

**522+ signed petition opposing the rezoning.**

Thank You,

***SASDAC Church Members & Community Residents***

Jeyakumar Jebaraj  
4033 Pickstone Dr  
Fairfax, VA 22032

Mani Panickar  
2738 Huntergate Terrace  
Silver Spring, MD 20904

Prinston Samuel  
13223 Rone Hill Dr  
Beltsville, MD 20705

Vinodh Magimaidas  
13115 Shinnecock Dr  
Silver Spring, MD 20904

Moses Duggirrala  
14917 Falconwood Dr  
Burtonsville, MD 20866

Nischel Pedapudi  
4317 Camley Way  
Burtonsville, MD 20866

Ajith B John  
5109 Kellan Drive  
Ellicott City, MD 21043



**From:** [Mani Panickar](#)  
**To:** [Jey Daniel](#)  
**Cc:** [MCP-Chair](#); [Estes, Phillip](#); [bosco\\_vinodh@yahoo.com](mailto:bosco_vinodh@yahoo.com); [Jerry Samuel](#); [duggiralamosesd@gmail.com](mailto:duggiralamosesd@gmail.com); [Shahan, Tracy \(NIH/NIAD\) \[E\]](#); [JOHN ERZEN](#); [Nischel](#); [Mani Panickar](#)  
**Subject:** Application H-145 Opposition Letter for the hearing on April 21st from Mani Panickar  
**Date:** Wednesday, April 20, 2022 12:28:36 AM  
**Attachments:** [CoExist R200 Zoning - mp v1.0 \(2\).docx](#)

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

Hello Mr. Philip,

Attached is my presentation that I will be making with the Planning Board on April 21st.  
Please include this letter in your staff report.

Many thanks  
Sincerely  
Mani Panickar  
301-758-7467



April 19, 2022

Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
2425 Reedie Drive – 14th Floor  
Wheaton, Maryland 20902

**Re: Local Map Application H-145 Opposition**

It is my pleasure to represent as an Individual on behalf of the community in this hearing. I want to thank the County and the planning board for allowing us to voice our opinion and state some of the facts known to me.

Small businesses are the blood of our great economy, and it is good to have investors take up projects such as this to create employment, create revenue and improve the neighborhoods.

I would like to start by posing a question – who is your neighbor?

The Great book Holy Bible says,

In Matthew 22:37-40; “Jesus replied: “‘Love the Lord your God with all your heart and with all your soul and with all your mind. This is the first and greatest commandment. And the second is ‘Love your neighbor as yourself.’

So my second question is are we a good neighbor?

The proposed property for development is surrounded by

- Southern Asian Church
- Willow Manor HOA with over 30+ homes (Btw, they hold HOA meeting in the church)
- Snowden Mill with over 450 +homes
- Forcey Church and School
- General conference of SDA, world headquarters
- Home of the new Gurudwara foundation (less than a mile away)
- Elderly home
- Ethnic grocery store
- And Gas station.
- Multiple ethnic churches

The land proposed for re-zoning; had many proposals prior to the Southern Asian Church being built. Many of the projects were turned down due to traffic, environment, ecosystem, and other factors.

The request to build Southern Asian church was approved by Montgomery County and the neighboring HOAs considering the fact that this Church will complement the surrounding and



welcoming addition to the neighborhood. And the neighbors of Southern Asian Church have been supportive of the Church and all their activities.

The proposed zoning from a mathematical perspective could be explained as follows:

- 115 town houses \* 4 residents = 460 residents
- 100 (55+) community \* 2 residents = 200 residents

Total 660 residents and 660 cars

If, 10% of the population orders online per day = 66 deliveries, i.e. 6.6 deliveries per hour in a 10-hour window. Just Imagine the traffic in a week? And with Church goes competing with the same entrance on Serpentine Way?

In addition, other delivery services like

- Uber eats
- DoorDash
- Garbage trucks and
- Postal deliveries, etc

This surge in traffic will significantly impact the neighborhood in a catastrophic way. Most importantly the small kids who attend the Forcey elementary school (K-8) and kids who live in the neighborhood area will be terribly affected, and their safety and security will be at stake.

I live in a town house a couple of miles from here (West farm HOA), and when visitors and friends come to my home for any family functions or kids' birthday party – parking has become an issue due to commercialization and cluster development around my community, and we had to park on the main road and adding safety issues. This rezoning and proposed development does not have sufficient visitors parking to handle special occasions and events. In reality 200 homes, with each resident having minimum 2 cars, so a total of 400 cars going in and out of the same entrance will create a nightmare. In a special occasion and special events held by residents, will lead to parking of cars in front of the homes of residents in Snowden Mill, Southern Asian Church., as there is no street parking available.

The proposed grocery store in this development, will put out of business the ethnic grocery stores that is in the neighborhood. And we have a large Giant grocery store coming up about a mile away from this development as well Aldie ( for reference 2 of the large grocery stores have gone out of business in the last 15 years, i.e., Superfresh and ShopRite). So, we need to think carefully about having a grocery store in this property and the future impact. Especially if the proposed occupants go out of business, who will the future occupants be? (Vaping stores /Wine stores / stores that does not fit the surroundings).

This proposed development will increase

- Noise & Air pollution
- Environmental degradation



- Safety of the residents
- Traffic Congestion & Road accidents
- Hostility among Neighbors

The sale of the land and rezoning plans were not adequately communicated by both buyer and seller to the community; especially coming out of COVID.

Lastly, this project will not profit anyone except for the Seller & Buyer in term of monetary benefits.

I urge the planning committee to review and keep the original zoning for 17 to 18 homes, as this will blend well with the ecosystem and all the neighbors can co-exist peacefully.

Sincerely,

Mani Panickar  
2738 Hunters Gate Terrace  
Silver Spring, MD 20904



**From:** [jeff.karns@verizon.net](mailto:jeff.karns@verizon.net)  
**To:** [MCP-Chair](#)  
**Subject:** Calverton Citizens Association Testimony H145 Item 8 4212022  
**Date:** Wednesday, April 20, 2022 9:27:15 AM  
**Attachments:** [Calverton Citizens Association Testimony H145 Item 8 4212022.pdf](#)

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

Good morning,

I have attached testimony from the Calverton Citizens Association for the hearing tomorrow regarding H145 Item 8.

Thank you,

Bernadine (Bernie) Karns, President  
Calverton Citizens Association

"When you are accustomed to privilege,

Equality feels like oppression."

-Mimi Fox Melton, CEO of Code2040,

A nonprofit group working to improve

Representation of Black and Latino In tech.



# ***Calverton Citizens Association***

***P. O. Box 21***

**Beltsville, Maryland 20704-0021**

April 19, 2022

Chair Casey Anderson, Chair  
Montgomery County Planning Board  
2425 Reedie Drive, 14th Floor  
Wheaton, MD 20902

RE: 2131 Randolph Road, Nova Randolph H-145: Item 8

Honorable Chair Anderson,

The East County has never gotten nice housing or good businesses or good jobs that other parts of the county have gotten. The East County was never on any County plans for improvements that would make the East County a great place to live, work and thrive over many, many years. The East County of Montgomery County has taken or has been given more than our reasonable share of MPU's (Moderately Priced Units) over the past many, many years. For many, many years new developments in Bethesda, Chevy Chase and Potomac were able to move or trade or give the required MPU's to other parts of the county. All those unwanted MPU's came to the East County. The East County became the dumping ground not only for unwanted housing but also for unwanted businesses like Site II, the sludge composting facility that County Council placed in the East County many, many years ago. The stench from Site 2 never helped the East County appeal to any developers or businesses. Finally, after many, many years, some members on the County Council heard our pleas and took the bold move of placing a moratorium on the East County. The moratorium protected the East County from getting all the unwanted housing and all the unwanted crappy jobs and businesses that other parts of the county did not want. The East County has never been part of the Montgomery County planning process to make the East County the best place to live, work and thrive in Montgomery County. The East County has always been neglected and forgotten by Montgomery County. Enough. Enough. This has got to stop. Montgomery County has got to change its mindset to work hard to bring medium to high priced housing and good paying jobs to the East County.

The redevelopment of the Burtonsville Crossing Shopping Center could be a good thing if it brings good jobs and medium to high priced housing. A grocery store does not make for good jobs. The multifamily units that are part of the plan are supposed to have more than the required number of MPU's in the plan. So, it looks like people in Burtonsville will be find jobs near where they work. Just not good jobs. Have you thought about bringing career jobs to the East County that will keep people here for years and keep people from being transient?

The White Oak Apartments development planned for Broadbirch Drive will have MPU's. The White Oak Town Center at Industrial Parkway is bringing an Amazon Store and retail to the area and will be followed by some sort of housing in the future. Again, where are the good jobs that will keep people from leaving the East County?



A new development is planned for 2131 Randolph Road, H-145. Again, there will be a grocery store built as part of this plan. There are no good jobs in this plan. The plan includes apartments, multifamily and townhome residences. This development is not helping to make the East County a great place to work, live and thrive. None of these developments coming do anything to help keep residents here in the East County. None of these development projects add any significant value to the East County with housing that will support business and jobs in the East County. None of these projects improve the East County schools, jobs, and businesses so people want to live, work and thrive in the East County. None of these projects help make the East County that place where people want to live and stay Montgomery County for many years. These projects only add more transient residents and only add to the problems in schools, businesses and communities in the East County.

There is one more big issue not addressed by any of these developments. How are working people supposed to go to work with no day care nearby their home? Not one planned development really wants to help the people who live in the East County. Why can't developments include a day care so that people really can live, work and thrive in the East County?

It looks like the only plan for the East County is just to put in any kind of housing development because there is a "BRT." Oh, while we are at it, let's add a grocery store or retail. People won't need cars because residents of the developments will be able to walk, bike and ride the "BRT." Really, people don't need cars.

Have you driven around the East County? Yes, some people do work from home. Many, many people run businesses out of their homes. Two (2) vehicles become 4 or 6 vehicles. Do you have a plan for the overflow of cars and vehicles onto the streets in and around the development? Some families are multi-families living in the same residence. Two (2) vehicles will become 4 or 6 vehicles. Do you have a plan for the overflow of these vehicles onto the streets in and around 2131 Randolph Road? The communities and churches around the development are your neighbors. These neighbors don't want your problems on their community streets. You really need to reconsider the number of parking spaces needed for the townhomes, multifamily homes, apartments and the grocery store. Maybe you should consider a parking structure with the development. We in the East County are living in the real world and see residents abusing parking codes and laws and abusing housing codes and laws. We see the crowded streets where vehicles cannot pass side-by-side and have to find a place to pull over to get down the street. We see the emergency vehicles that have a very difficult time getting down the streets while responding to an emergency. We see the extra people living in housing in the East County who add to school problems, safety problems and take away our opportunity for living in the best part of Montgomery County, The East County.

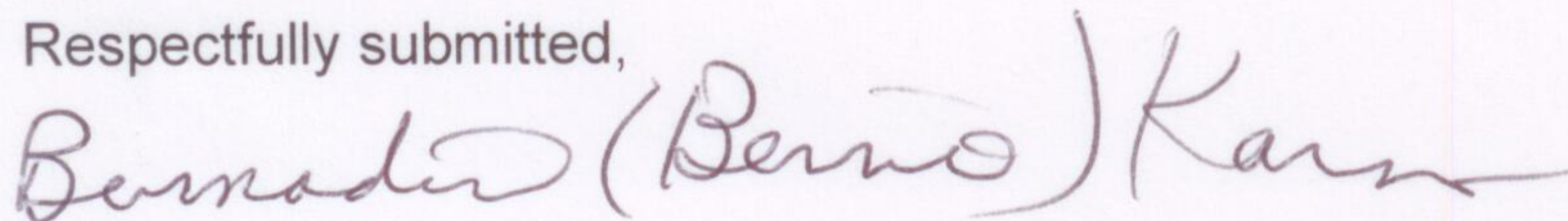


Please give us an East County where residents will want to live for years because we have all the resources, good jobs, good businesses and good housing that other parts of the county currently have. An East County where families will have access to good schools that can compete with the Bethesda, Potomac and Chevy Chase schools.

Give us an East County where residents will be able to stay and support the businesses and jobs that will make the East County a place for all to live, work and thrive for many years to come in Montgomery County.

Thank you for your time.

Respectfully submitted,

A handwritten signature in dark ink, reading "Bernadine (Bernie) Karns". The signature is written in a cursive, flowing style.

Bernadine (Bernie) Karns, President  
Calverton Citizens Association  
P.O. Box 21  
Beltsville, MD 20704-0021

Bernadine (Bernie) Karns, President  
Calverton Citizens Association  
3005 Gazebo Court  
Silver Spring, MD 20904-1867  
Jeff.karns@verizon.net



**From:** [Estes, Phillip](#)  
**To:** [MCP-Chair](#)  
**Subject:** FW: Support for the Proposed Development at East Randolph Road and Old Columbia Pike (Local Map Amendment H-145)  
**Date:** Wednesday, April 20, 2022 10:10:34 AM

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**From:** Brandi Panbach <bengrohr@gmail.com>  
**Date:** Tuesday, April 19, 2022 at 9:26 PM  
**To:** Estes, Phillip <Phillip.Estes@montgomeryplanning.org>  
**Subject:** Support for the Proposed Development at East Randolph Road and Old Columbia Pike (Local Map Amendment H-145)

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

Dear Mr. Estes,

I am writing to express my support for the proposed development at East Randolph Road and Old Columbia Pike (Local Map Amendment H-145). I am a neighbor of the proposed development and a resident of Snowden's Mill. Montgomery County desperately needs more market rate and affordable housing for families and seniors. The proposed townhomes and senior housing are crucial to increasing housing supply and preventing further price increases. The only way to keep homeownership within reach is through building more housing to keep prices from getting even higher. The density of the proposal is appropriate given its proximity to various bus lines and the surrounding existing townhomes. The grocery store would be a great addition to the neighborhood. There are no stores that are walkable to this side of Route 29 in the adjacent area. I urge you to approve this development.

Very Respectfully,  
Brandi Panbach  
Resident of Olivine Way



**From:** [Estes, Phillip](#)  
**To:** [MCP-Chair](#)  
**Subject:** FW: 2131 E. Randolph Rd., LMA H-145: Petition Opposing Pedestrian Path to Staley Manor Dr.; Rezoning for Grocery Store  
**Date:** Wednesday, April 20, 2022 10:11:08 AM  
**Attachments:** [Petition OPPOSING Staley Manor Drive Pedestrian Path & Grocery Store.pdf](#)

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**From:** John Peterson <tojohnp@aol.com>  
**Date:** Sunday, April 17, 2022 at 7:12 PM  
**To:** Estes, Phillip <Phillip.Estes@montgomeryplanning.org>  
**Cc:** Zeigler, Donnell <Donnell.Zeigler@montgomeryplanning.org>, Butler, Patrick <patrick.butler@montgomeryplanning.org>  
**Subject:** 2131 E. Randolph Rd., LMA H-145: Petition Opposing Pedestrian Path to Staley Manor Dr.; Rezoning for Grocery Store

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

Dear Mr. Estes:

Thank you in advance for acknowledging receipt of this email correspondence with attachment concerning subject development proposal at **2131 East Randolph Road via application 420211710**.

1. The attached petition organized and signed by residents of Staley Manor Drive and its environs, documents the **sincere concern and opposition to a proposed pedestrian path that would cut through an existing security fence to link with Staley Manor Drive**. We encourage you to visit this street where you will encounter one-way traffic only for most of the day, due to the severe parking shortage there, and one narrow sidewalk. Pedestrian access through this security fence would open this street and others nearby to commuters from Old Columbia Pike and residents from properties next door who would use access as a perceived short cut to Pilgrim Hills Local Park or Martin Luther King, Jr. Recreational Park - when, in fact, access points to these areas are via E. Randolph Road and the new foot bridge near Cedar Hill Dr. / Priscilla Dr. There is no stated need nor desire for Staley Manor Street residents to access the proposed new development area via a new pedestrian path cut through the existing security fence.

Further, more pedestrians in an area equates to more litter. This is not a judgement on persons who would use such a pathway, but a confirmation of a statistical fact derived from the human condition. Residents of Staley Manor Drive do not benefit from Montgomery County (MoCo) trash and recycling services nor street cleaning or snow removal. Even though a MoCo Master Plan may espouse the advantages of "additional pedestrian connectivity," we clearly see increased problems with litter, security, and noise - all placing unnecessary burdens (personal and financial) on residents of Staley Manor Drive.

Finally, notwithstanding the alleged merits of the alleged "widely accepted" principle of "eyes on the street", (espoused by MoCo in its Community Outreach sections 5 and 6), perhaps the eyes of a community during daylight hours could support this principle. **However, who will be watching pedestrians walking unheeded through Staley Manor Drive when the community's "eyes" are sleeping at night?** There is no need to review existing reports of "alleged criminal activity" from the MoCo Police Department, as also suggested by the MoCo "Staff Response" in these same sections 5 and 6. It suffices to review and cite the current documented and substantiated



increase throughout Montgomery County of car thefts, break-ins, and other crimes. This is a statistical reality that must not be ignored and minimized by alleged benefits of the principle of community connectivity that would clearly have more negative than positive affects on this particular street that is currently a quiet, dead-end street.

**2. We also oppose rezoning this area to a commercial status that would allow a grocery store.**

There are already sufficient existing grocery stores nearby and two more very popular grocery stores planned within 1 mile to 1.5 miles away at Orchard Center (opening soon in 2022) and Old Columbia Pike/Industrial Pkwy (opening 2023/4). We beg to differ that a commercial enterprise would be consistent with the existing character of the corner of East Randolph Road and Old Columbia Pike as this busy intersection currently includes two religious centers (one with a school and its school bus traffic); and one gas station with mini-mart; with adjacent small store and carryout restaurant on Old Columbia Road. There is not a commercial character or feeling there that calls out for a large grocery store/supermarket.

Thank you for your consideration of our views regarding these two community concerns. We look forward to their inclusion in MoCo platforms / reports regarding community feedback / concerns relevant to this proposed development application.

Sincerely,

John Peterson  
1613 Angelwing Dr.  
Silver Spring, MD 20904






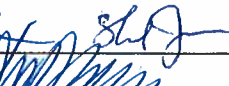




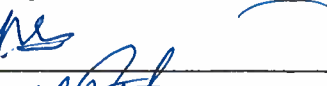





# PETITION OPPOSING GROCERY STORE AND PEDESTRIAN PATH TO STALEY MANOR DRIVE

It has come to our attention that a development application has been filed with Montgomery County to rezone 11 acres of land at the **corner of East Randolph Road and Old Colombia Pike** to allow commercialization there – specifically the construction of a **large grocery store**. The application plan also proposes construction of a **pedestrian path** that would link this new proposed development to Staley Manor Drive.

We, the following residents of Staley Manor Drive and environs, do hereby indicate with our signatures below our opposition to both of these proposals:

**1) rezoning to allow grocery store; 2) pedestrian pathway to Staley Manor Drive.**

	FULL NAME	ADDRESS	TELEPHONE	SIGNATURE
1.	Jesse Flores	1805 Staley Manor Dr Silver Spring MD 20904	301-395-0743	
2.	Joyce Wallace	1807 Staley Manor Dr Silver Spring, MD 20904	301-257-0023	Joyce Wallace
3.	Marisol Peralta	1809 Staley Manor Dr Silver Spring, MD	240-821-8454	Marisol Peralta
4.	Menesha Lemn	1813 Staley Manor Dr	202-860-9110	M. Lemn
5.	Paula G. G. G. G.	1817 Staley Manor Dr	(301) 213-7505	
6.	Mesfin Yemru	1819 Staley Manor Dr	(202) 365-1987	
7.	Helen Habte	1821 Staley Manor Dr	(202) 556-9755	
8.	Bethlehem Fekadu	1827 Staley Manor Dr	(571) 505-0571	
9.	Shirley Jarvis	1829 Staley Manor Dr	301-288-7084	
10.	<del>Mark K. K.</del>	<del>1831 Staley Manor</del>		<del></del>
	<del>Mark K. K.</del>	<del>1831 Staley Manor</del>		<del></del> [Repeal]
11.	Aisha Cady	1833 Staley Manor	301-760-0905	
12.	Eily Pouch	1751 Staley Manor	240-815-4647	
13.	Alice Edwards	1753 Staley Manor	240-560-7182	
14.	Ming Nguyen	1755 Staley Manor	301-621-4554	
15.	Yalunfunt	1709 Staley Manor Dr.	240-393-3370	
16.	Walter Henry	1715 Staley Manor Dr.	(301) 625-9432	



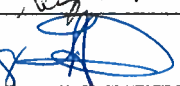
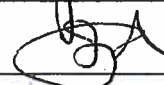
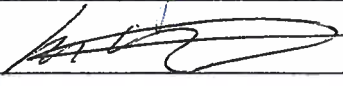


## PETITION OPPOSING GROCERY STORE AND PEDESTRIAN PATH TO STALEY MANOR DRIVE

It has come to our attention that a development application has been filed with Montgomery County to rezone 11 acres of land at the **corner of East Randolph Road and Old Colombia Pike** to allow commercialization there – specifically the construction of a **large grocery store**. The application plan also proposes construction of a **pedestrian path** that would link this new proposed development to Staley Manor Drive.

We, the following residents of Staley Manor Drive and environs, do hereby indicate with our signatures below our opposition to both of these proposals:

**1) rezoning to allow grocery store; 2) pedestrian pathway to Staley Manor Drive.**

	FULL NAME	ADDRESS	TELEPHONE	SIGNATURE
17.	Maxine Benjamin	1715 Staley Manor Dr.	(301) 685-7482	Maxine Benjamin
18.	Tony Tenorio	1713 Staley Manor Dr.	201-437-1765	Tony Tenorio
19.	Dennis Morales	1717 Staley Manor Dr.	240-675-7054	
20.	Elena Pared	1725 Staley Manor Dr.	240-743-1339	Elena Pared
21.	Shera Smith	1729 Staley Manor Dr.	301-379-3148	Shera Smith
22.	AMC E	17315 STALEY MANOR DR	240-476-6575	
23.	James Smith	1734 STALEY MANOR DR		James Smith
24.	Jeremy Lewis	1734 STALEY MANOR	301-251-4110	Jeremy Lewis
25.	Arnold Porter	1823 Staley Manor	240-909-0708	
26.	David Mason	1783 Staley Manor Dr.	202-277-6799	David E. Mason
27.	Yvonne B-Coley	1801 Staley Manor Dr.	301-288-7734	Yvonne B-Coley
28.	John & Sally Peterson	1613 Angelwing Dr. Silver Spring, MD 20904	240-687-4396	
29.	Muriel Whorley	1610 Angelwing Dr. Silver Spring, MD 20904	301-873-7516	Muriel Whorley
30.	Coumba Peterson	1613 Angelwing Dr.	301-585-7447	



**From:** [Estes, Phillip](#)  
**To:** [MCP-Chair](#)  
**Subject:** FW: DUMC Relationship Letter to County 4-11-22 (LSM)  
**Date:** Wednesday, April 20, 2022 10:11:48 AM  
**Attachments:** [DUMC Relationship Letter to County 4-11-22 \(LSM\).pdf](#)  
[image002.png](#)

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**From:** Lisa Marshall (via Google Docs) <drive-shares-noreply@google.com>

**Date:** Monday, April 11, 2022 at 1:11 PM

**To:** Estes, Phillip <Phillip.Estes@montgomeryplanning.org>

**Subject:** DUMC Relationship Letter to County 4-11-22 (LSM)

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

[lisa.marshall@damascusumc.org](mailto:lisa.marshall@damascusumc.org) attached a document



[lisa.marshall@damascusumc.org](mailto:lisa.marshall@damascusumc.org) has attached the following document:

Feel free to contact me if you have any questions



DUMC Relationship Letter to County 4-11-22 (LSM)

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA  
You have received this email because [lisa.marshall@damascusumc.org](mailto:lisa.marshall@damascusumc.org) shared a document with you from Google Docs.







## DAMASCUS UNITED METHODIST CHURCH

9700 New Church Street, Damascus, MD 20872

301-253-0022 · [office@damascusumc.org](mailto:office@damascusumc.org) · [www.damascusumc.org](http://www.damascusumc.org)

*Rev. Dr. Kathryn T. Woodrow, Senior Pastor*

*Rev. Sherwyn A. Benjamin, Associate Pastor*

Via email to: [Phillip.Estes@montgomeryplanning.org](mailto:Phillip.Estes@montgomeryplanning.org)

April 11, 2022

Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
2425 Reddie Drive – 14<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: Local Map Amendment Application H-145  
2131 East Randolph Road

Dear Chair Anderson & Members of the Planning Board:

This letter is regarding our experience with NovaVentures as it relates to the Victory Haven affordable housing community for seniors in Damascus, MD completed in 2020. We understand NovaVentures is planning a similar senior housing component to their proposed mixed-use project on East Randolph Road in Silver Spring.

Damascus United Methodist Church worked closely with NovaVentures and Victory Housing during the process. This included initial preliminary meetings regarding the proposed development and comments from the Church on the plans, hosting early community meetings, discussion of how the new community would impact the Church since it is adjacent to the property, negotiating easements and shared use of a parking area and path, and, in general, how the parties could work together to be successful neighbors.

This is to confirm that we feel it was a positive relationship and that NovaVentures demonstrated an ability to listen and work with the Church to provide a successful result. We are pleased with Victory Haven, it has been an excellent neighbor to the Church and is providing much needed senior housing to the Damascus area. We encourage the Planning Board to approve NovaVentures new proposal and are confident it will be of similar value in serving the Silver Spring community.

Thank you.

Sincerely,

Lisa Marshall  
Property Manager  
Damascus United Methodist Church

CC: Rev. Dr. Kathryn Woodrow, Senior Pastor & Rick Celli, President, DUMC Trustees



**From:** [Estes, Phillip](#)  
**To:** [MCP-Chair](#)  
**Subject:** FW: Local Map Amendment Application H-145 - 2131 East Randolph Road  
**Date:** Wednesday, April 20, 2022 10:12:33 AM  
**Attachments:** [Letter to Planning Board.pdf](#)

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**From:** Jim Greene <jimg@pcsda.org>  
**Date:** Thursday, March 10, 2022 at 12:07 PM  
**To:** Estes, Phillip <Phillip.Estes@montgomeryplanning.org>  
**Cc:** Jim Greene <jimg@pcsda.org>, Edward Novak <ed@novaventuresdev.com>, Damon Orobona <damon@novaventuresdev.com>  
**Subject:** Re: Local Map Amendment Application H-145 - 2131 East Randolph Road

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

Dear Mr. Estes,

Attached is a signed letter of support from Potomac Conference Corporation of Seventh-day Adventist and the Southern Asian Seventh-day Adventist Church.

We, the leadership of the Conference Corporation and the Southern Asian Church, want to express our appreciation to you and the members of the Planning Board for your consideration of this Local Map Amendment.

Should you have any questions or need any additional clarification, please feel free to call my cell phone or email me and I will be happy to answer your questions.

Sincerely,



Jim Greene  
Assistant to Administration  
Potomac Conference Corporation of Seventh-Day Adventists  
606 Greenville Avenue  
Staunton, VA 24401

Email: jimg@pcsda.org  
Cell Phone: 609-672-0982

Home Office Address



79 Azzurri Court  
Smyrna, DE 19977





**Potomac Conference**  
CORPORATION OF SEVENTH-DAY ADVENTISTS®

*Office of the President*

March 8, 2022

Mr. Casey Anderson  
Chair  
Montgomery County Planning Board  
2425 Reedie Drive - 14th Floor  
Wheaton, Maryland 20902

Re: Local Map Amendment Application H-145  
2131 East Randolph Road

Dear Chair Anderson & Members of the Planning Board:

This letter is written in support of the Local Map Amendment application #H-145 filed by Nova-Randolph, LLC (Nova) for the rezoning of 10.83 acres, located at 2131 East Randolph Road, which is owned by Potomac Conference Corporation of Seventh-day Adventists (Conference). In 2019, The Conference Executive Committee voted to sell the undeveloped 10.83 acres.

As a part of the process of preparing for the sale of the land, the Conference met with our Southern Asian Seventh-day Adventist Church (Church), which is also owned by the Conference, and in a duly called Business Meeting of all members of the congregation held on August 24, 2019, in excess of 90% of the members present voted to support the Conference in the sale of the undeveloped portion of the property. A sales agreement between the Conference and the Church was jointly signed and both the Church leadership and the Conference administrators agreed to support the sale and development of the property.

After a lengthy search, the Conference and Church selected NovaVentures as its development partner for the property in February 2020. The Conference and the Church have been working closely with NovaVentures and MNCPPC Planning Staff for the past 2+ years to design an attractive mixed use, transit-oriented, pedestrian-friendly, intergenerational development project that could provide a complete community that integrates seamlessly into the overall Fairland area.


The Conference and Church wish to inform the Planning Board we are supportive of this rezoning application. The following individuals are authorized representatives on behalf of the Conference: Charles Tapp, President; Jose Vazquez, VP of Administration; Karen Senecal, VP of Finance, Daryl Hevener, Associate Treasurer; and James Greene, Assistant to Administration. Those authorized to speak on behalf of the Church are the following individuals: John Daniel, Senior Pastor; Franklin David, Retired Senior Pastor; and John Varghese, Chair of Land Sale Committee.





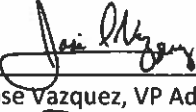
We wish to thank you for your consideration of this rezoning application and feel that the proposed development project will enhance the community and benefit Montgomery County in their future planning for the citizens of the County.

Sincerely,

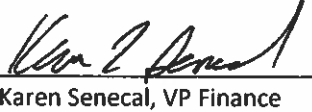
  
Charles Fapp, President

  
John Daniel, Senior Pastor

cc: Phillip Estes, AICP

  
Jose Vazquez, VP Administration

  
Franklin David, Retired Senior Pastor

  
Karen Senecal, VP Finance

  
John Varghese, Chair Land Co





**From:** [Estes, Phillip](#)  
**To:** [MCP-Chair](#)  
**Subject:** FW: proposal for East Randolph Road and Old Columbia Pike  
**Date:** Wednesday, April 20, 2022 10:12:39 AM

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**From:** Lynn B <lbufka@gmail.com>  
**Date:** Sunday, April 10, 2022 at 8:14 PM  
**To:** Estes, Phillip <Phillip.Estes@montgomeryplanning.org>  
**Subject:** proposal for East Randolph Road and Old Columbia Pike

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

Dear Mr. Estes,

I am aware that a development proposal is in the works for the property at the corner of East Randolph Road and Old Columbia Pike. Many homeowners in the Snowden Mills HOA have signed a petition against this development; I have not and will not. I believe we need to find more opportunities for housing and affordable development. I would like to find a link to more details about this proposal however as I may have specific comments about the proposal. Like many, I like maintaining trees and do not want more traffic- however, I also want affordable housing options. I hope this proposed development will incorporate the latest in green building techniques to reduce its environmental impact and will retain as many large trees on the property as possible. Are these details in the proposal? Could you direct me to where I can find more information?

Thank you.

Lynn Bufka  
12902 Ruxton Rd, Silver Spring, MD 20904



**From:** [JOHN ERZEN](#)  
**To:** [Jey Daniel](#); [Mani Panickar](#)  
**Cc:** [MCP-Chair](#); [Estes, Phillip](#); [bosco\\_vinodh@yahoo.com](mailto:bosco_vinodh@yahoo.com); [Jerry Samuel](#); [duggiralamosesd@gmail.com](mailto:duggiralamosesd@gmail.com); [Shahan, Tracy \(NIH/NIAD\) \[E\]](#); [Nischel](#); [Mani Panickar](#)  
**Subject:** Re: Application H-145 Opposition Letter for the hearing on April 21st from Mani Panickar  
**Date:** Wednesday, April 20, 2022 10:47:33 AM

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

Very Good Letter., Thanks!

On Wednesday, April 20, 2022, 12:28:21 AM EDT, Mani Panickar <[mpanickar@gmail.com](mailto:mpanickar@gmail.com)> wrote:

Hello Mr. Philip,

Attached is my presentation that I will be making with the Planning Board on April 21st. Please include this letter in your staff report.

Many thanks  
Sincerely  
Mani Panickar  
301-758-7467



**From:** [Jey Daniel](#)  
**To:** [MCP-Chair](#); [Estes, Phillip](#)  
**Cc:** [dluckett@UTCLLC.com](#); [JOHN ERZEN](#); [Shahan Tracy](#); [Mani Panickar](#); [bosco\\_vinodh@yahoo.com](#); [Jerry Samuel](#); [Ajit Bose John](#); [duggiralamosesd@gmail.com](#); [nischel Pedupadi](#)  
**Subject:** Re: Application H-145 Opposition & Response to County Staff Report  
**Date:** Wednesday, April 20, 2022 11:57:54 AM  
**Attachments:** [Response to the Staff Report.pdf](#)

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

Hello Catherine & Philip,

Please find attached our response to some of the points in the staff report.

Thanks,  
Jey Daniel



April 19, 2022

Mr. Casey Anderson, Chair  
Montgomery County Planning Board  
2425 Reedie Drive – 14th Floor  
Wheaton, Maryland 20902

Re: Local Map Application H-145 - Opposition

Dear Mr. Anderson,

Please see our comments below against each of the points mentioned in the staff report:

**Excerpt from Staff Report Page # 49**

- **The Applicant met and worked extensively with the current landowner of the subject property, which is also its immediate adjoining neighbor to the west, the Potomac Conference Corporation of Seventh-day Adventists (Conference). The Conference owns the adjoining church, which is known as the Southern Asian Seventh-day Adventist Church (Church). The Applicant has met regularly with leadership from both the Conference and the Church to discuss the Project proposal and its integration with the nearby neighborhood. At a duly called business meeting of the Church, more than 90 percent of members present voted to support the sale of the Property. Church leadership and the Conference jointly agreed to support the sale and development of the property.**

**Response:**

While the above highlighted statement made in the staff report may appear to be true, the fact of the matter is that only **83 members** of the total 954 members were present for the open business meeting held on August 24, 2019. While 83 members represent a meager 8.7% of total member representation, 90% of the 8.7% is a mere **7.8% who voted** to sell the land, which is not even 10% of the overall church membership. We have noted a few legal issues in the open business meeting held on August 24, 2019, which are listed as follows:

- i. There was no sufficient quorum to approve a major undertaking such as this, and only 83 members were present out of a 954-member church.
- ii. Even with only **8.7%** of the members present for the business meeting, they could not have voted for the rezoning, since the feasibility study approval was given to Nova Ventures only in February of 2021. That implies that the members cannot vote on a non-existent document.

If the Southern Asian Seventh-Day Adventist Church Admin is in favor of this development, then we as members of the congregation challenge them to witness before the county public hearing taking an oath. Over 95% of the members signed the petition opposing this appalling development next to the church, and over 90% of the members did not vote to sell the land to this developer.

**Excerpt from Staff Report Page # 49**

- **The Applicant has met with the president of the Willows Run Homeowners Association, which is located lies directly south of the subject property, as well as the detached homes that are located to the west of the Southern Asian Seventh-day Adventist Church.**



### Response:

The staff of planning board should not even consider the above point when making their recommendation. Even though the applicant met with the Willows Run Homeowners Association, it does not mean that they are in favor of this development. The homeowner association and its members, unequivocally oppose to this rezoning, and a letter of opposition was already sent to the planning board by the HOA president.

### Excerpt from Staff Report Page # 49

To date, staff has received 75 pieces of correspondence in response to the Project (Attachment C). Of the total received, 56 are opposed and nine (9) have supportive or neutral comments with respect to approving the Project. Included are two joint letters of support from the Potomac Conference Corporation of Seventh-day Adventists and the Southern Asian Seventh-day Adventist Church. The letter dated March 8, 2022, submits general support of the Application and the letter dated March 31, 2020, is submitted to clarify issues raised by opponents.

### Response:

The total opposition for this project is overwhelming, when compared to comments received in favor of the project. As per the numbers given in the above staff report, about 86% of comments are in opposition to this project. The 86% comments mentioned above are excluding the 522+ signatures signed through change.org. As of today, the Southern Asian Church Admin decided not to support this project in public hearing due to majority of the church members showing opposition to this rezoning.

### Excerpt from Staff Report Page # 51

There is no need for zone change, since the original R-200 zoning (building approximately 17+ single family homes) is optimal, and there are other lands available for similar developments.	Within the defined neighborhood, there are no known undeveloped or vacant properties in the real estate market of this size. As discussed in this staff report, the property has remained vacant for more than 25 years and has not developed as planned. This suggests that the market does not support single-family homes at this location.
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**Response:** The main point to remember here is that this land is part and parcel of the existing Southern Asian Church, so obviously it would have been vacant for that many number of years. The staff report suggests that the market does not support single family homes at this location which is not in par with current market statistics. Since this area is surrounded by single family homes, schools, churches, and world church office, it is more appropriate for the community to allow zoning for single family homes rather than multi-dwelling and commercial setup. The other meaningful recommendation would be to allow for this land be used by the existing church or its parent organization the general conference for their own evangelism purposes.

Thank You,

Jeyakumar Jebaraj  
4033 Pickstone Dr  
Fairfax, VA 22032

Mani Panickar  
2738 Huntergate Terrace  
Silver Spring, MD 20904

Prinston Samuel  
13223 Rone Hill Dr  
Beltsville, MD 20705

Vinodh Magimaidas  
13115 Shinnecock Dr  
Silver Spring, MD 20904

Moses Duggirrala  
14917 Falconwood Dr  
Burtonsville, MD 20866

Nischel Pedapudi  
4317 Camley Way  
Burtonsville, MD 20866

Ajith B John  
5109 Kellan Drive  
Ellicott City, MD 21043