

Item 10 - Correspondence

From: djwilhelm@verizon.net
To: [MCP-Chair](#)
Cc: [Sigworth, Ryan](#)
Subject: Burtonsville Site Plan - Dec 8 agenda item 10
Date: Thursday, December 1, 2022 9:09:35 AM

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**Greater Colesville Citizens Association
PO Box 4087
Colesville, MD 20914
December 1, 2022**

Montgomery County Planning Board
Attn: Jeff Zyontz, Chair
2425 Reddie Drive
Wheaton, MD 20902

Re: Burtonsville Shopping Center Site Plan Amendment 81985104A

Dear Chairman Zyontz:

The Greater Colesville Citizens Association (GCCA) has for a long time been looking at the largely vacant and unsightly Burtonsville Stopping Center and has wanted changes made so that it will once again become a vibrant commercial center. In addition, the parking area has been used from time to time without the owner's approval as a car rallying point for drivers doing wheelies, which sometimes spilled onto the public roads.

To address these problems, the center must become revitalized again. The community has worked with the County, State and property owner to make that happen. GCCA supports the Site Plan Amendment as the first step in the revitalization of the Burtonsville Crossing Shopping Center. We urge the Planning Board to approve the Site Plan Amendment.

Sincerely

Daniel L. Wilhelm
GCCA President

From: [Jim Putman](#)
To: [MCP-Chair](#)
Cc: Marc.Elrich@montgomerycountymd.gov
Subject: Site Plan Amendment #81985104A (Burtonsville Shopping Center)
Date: Tuesday, December 6, 2022 11:05:43 AM
Attachments: [BCCS SITE PLAN 12.08.22 COMMENTS.doc](#)

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Montgomery County Planning Board Chair:

I offer the attached comments as a long-term resident of Burtonsville. I, as a member of several civic organizations who have long advocated for the renovation of the Burtonsville Crossing Shopping Center, have no economic interest in the project. We have worked with, and acknowledge with gratitude the support of County Executive Marc Elrich in moving this project forward. My interest is simply to assist the redevelopment efforts for the good of our citizens and to advocate for the elimination of non-productive requirements. With respect, I believe the "Bicycle Master Plan" is being mis-applied to this project, perhaps dangerously, as outlined in my attached comments, and will provide little or no benefit, but at unnecessary cost to the redevelopment. I urge you and the Planning Board to delete these requirements from your approval. Respectfully, James F. Putman

JAMES F. PUTMAN
4617 DUSTIN ROAD
BURTONSVILLE, MARYLAND 20866

December 8, 2022, Planning Board Agenda

BURTONSVILLE CROSSING SHOPPING CENTER- SITE PLAN AMENDMENT NO. 81985104A

COMMENTS/QUESTIONS:

Summary of staff recommendations for approval with conditions:

--unnumbered condition #4: Removal of 2 travel lanes on the northbound side of Old Columbia Pike “..to reduce highway speeds to a safer level.” MY COMMENT: This is a wishful statement by someone apparently unfamiliar with the Bernoulli principle. The same volume of traffic on a reduced quantity of traffic lanes will likely increase traffic speed; not reduce speed/increase safety. Any decision to reduce traffic lanes should be reality-based. A superior basis may be the reduction in non-pervious surface within the Patuxent watershed.

--unnumbered condition #6: Requires construction of bike lanes immediately to the South of subject property from National Drive to MD Route 198. MY COMMENTS: Figure 1-Vicinity outlines the subject property in red, but the required bike lanes are not within the subject property, apparently not included in the property owned by the applicant. By what authority does the staff/Commission require an applicant to perform construction on property apparently owned by others and outside of the subject property boundaries?

COMMENT RE: BIKE LANES – While recognizing the general benefits of the Bicycle Master Plan, its application in this particular circumstance is questionable. Other than several RC zoned residential lots, there are no bicycle destinations north of the subject property. To the south lies Rt. 198, a high-traffic state highway with no bike lanes. It makes no logical sense to waste resources on very short bike lanes which have no viable destination at either end and which could lead children into danger if constructed. It is better to characterize benefits of the proposed “road diet” as reductions in non-pervious surfaces within the Patuxent watershed.

From: [Donald E. Chamberlin](#)
To: [MCP-Chair](#)
Cc: [Sigworth, Ryan](#)
Subject: Burtonsville Crossing Shopping Center, Site Plan Amendment No. 81985104A - PWPA commentary
Date: Tuesday, December 6, 2022 2:39:15 PM
Attachments: [PWPA ltr re BCSC Redevelopment PB mta 8Dec22.docx](#)

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TO: Members of the Montgomery County MD Planning Board

CC: Mr. Ryan Sigworth, Plan reviewer

Please see the attached letter from the Patuxent Watershed Protective Association regarding the subject plan.

Regards,

Donald E. Chamberlin, Representative
[Patuxent Watershed Protective Association](#)
PO BOX 512, Burtonsville MD 20866
301-421-9013

5 December 2022

To: Montgomery County Planning Board members Mr. Jeff Zyontz, Ms. Amy Presley,
Ms. Cherri Branson, Mr. David Hill, Mr. Roberto Piñero

CC: Plan Reviewer Mr. Ryan Sigworth

Re: Burtonsville Shopping Center, Site Plan Amendment No. 81985104A

The Patuxent Watershed Protective Association (PWPA) has reviewed the subject documentation and met with Edens (owner of the Burtonsville Crossing Shopping Center) and the development engineering firm (GLW) to review the proposed redevelopment plans with particular emphasis on stormwater management and impervious coverage reduction. As a result of this review, PWPA has no environmental objections to the proposed redevelopment of the Burtonsville Crossing Shopping Center redevelopment. We commend the incorporation of microbioretention stormwater treatment facilities and the work with the State Highway Administration to remove two excess lanes of pavement from the northbound side off Old Columbia Pike along the western edge of the subject property, and the increased tree planting. We also understand the technical difficulty precluding the incorporation of additional microbioretention facilities along the eastern side of the stores.

Regards,

Donald E. Chamberlin, Representative

Patuxent Watershed Protective Association

PO BOX 512, Burtonsville MD 20866

301-421-9013

From: jeff.karns@verizon.net
To: [MCP-Chair](#)
Subject: Calverton Testimony Burtonsville Shopping Center Item 10 1282022
Date: Tuesday, December 6, 2022 11:58:35 PM
Attachments: [Calverton Testimony Burtonsville Shopping Center 1282022.pdf](#)

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Good morning again,

Calverton is submitting testimony regarding Burtonsville Shopping Center hearing on 12/8/2022

Thank you,

Bernadine (Bernie) Karns, President
301-572-8018

Calverton Citizens Association
P. O. Box 21
Beltsville, Maryland 20704-0021

December 6, 2022

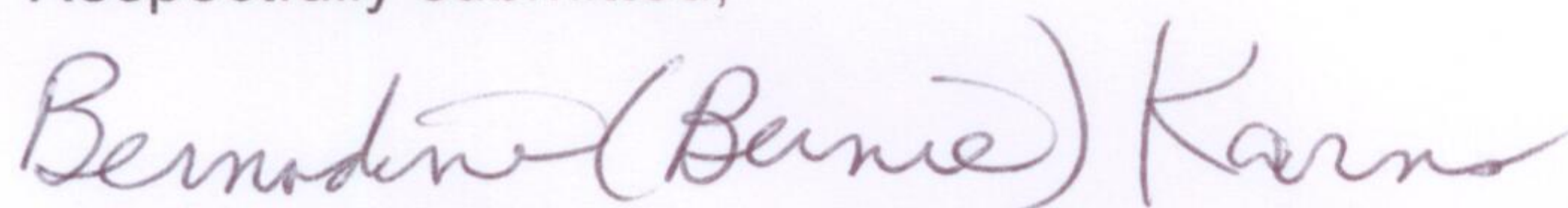
Jeff Zyontz, Chair
Montgomery County Planning Board
2425 Reddie Drive
Wheaton, MD 20902
MCP-Chair@mncppc-mc.org

RE: Item 10 – Burtonsville Shopping Center, Site Plan Amendment No. 81985104A - 12/8/2022

The Calverton Community would like to stress one important issue to the Applicant.

Please work respectfully and carefully with Pepino's Restaurant. Pepino's is the only restaurant and business that has survived the terrible treatment of Giant towards the businesses and restaurants in the Burtonsville Shopping Center. Pepino's Restaurant has been a good neighbor to the residents and communities in Burtonsville and the East County.

Respectfully submitted,



Bernadine (Bernie) Karns, President
3005 Gazebo Court
Silver Spring, MD 20904-1867
301-572-8018