



Gospel Baptist Church

PASTOR: Rev. Andy Nawja Waje: 240 357-8882 wnawjar@yahoo.com
7012 Muncaster Mill Road, Rockville, MD 20855
Mailing Address: P.O. Box 5763, Rockville, MD 20855 USA
website: gbcrockville.org

CHAIRMAN:
Defence Lalawng
V-CHAIRMAN:
Nathan Thangom

January 1, 2024

SECRETARY:
Zarny Maung
ASIST. SECRETARY
Salai Samuel A Lian

Montgomery County Planning Department.
Planning Board, M-NCPPC
2425 Reedie Dr. 14th Floor
Wheaton, MD 20902

Subject: Adjacent Construction Project Inquiry (Plan Number_ F20230500)

TREASURER:
Bob Phunkulh
ASIST. TREASURER
Salai Parhtin

Dear Montgomery County Planning Board Members,

I am writing on behalf of Gospel Baptist Church to discuss the construction project adjacent to our church property. We recognize the significance of this development for our community; however, we have several concerns that we would like to address to ensure the well-being of our church and its members.

Our inquiries are categorized as follows:

1. Project Details and Impact:

- Can you provide detailed plans of the development, including timelines and construction phases?
- How do you plan to manage construction-related disruptions like noise and dust?

2. Traffic and Parking:

- How will the development impact local traffic, and what measures are in place to mitigate this?
- Will there be provisions for parking that might affect the church's access to parking?

3. Community Impact:

- How does the development plan to integrate with the existing community fabric?
- Are there plans for green spaces or community facilities that our congregation can access?

4. Environmental Concerns:

- What environmental impact assessments have been conducted?
- How will you ensure minimal environmental impact during and after construction?

5. Benefits to the Church and Community:

- Are you open to discussing a Community Benefits Agreement with us?
- What benefits or compensations are you prepared to offer to the church and local community?

“...who desires all men to be saved and to come to the knowledge of the truth. 1 Ti. 2:4”

6. Long-term Engagement:

- How do you envision the relationship between the development and the church community in the long term?
- Is there a plan for ongoing communication and engagement with the church and local community post-construction?

7. Legal and Compliance Aspects:

- How will the Community Benefits Agreement be enforced, and what mechanisms will be
- in place to ensure compliance?
- Can you commit to regular updates and transparent communication throughout the project?

Additionally, we have specific concerns regarding:

- **Stormwater Management:**
 - How is the project addressing potential impacts on local storm water systems to prevent increased flooding risks?
- **Traffic Management:**
 - What strategies are being implemented to manage increased traffic, especially during church service hours and peak times?
- **Safety of Children:**
 - Given the frequent presence of children around our church, what safety measures are in place to mitigate any risks posed by the construction site?
- **Community Benefits Agreement:**
 - Could you provide details on the CBA for this construction project? We are interested in how the agreement addresses local community benefits and any provisions that might impact our church and congregation.

We appreciate your attention to these detailed inquiries. Our goal is to work collaboratively to ensure that the development proceeds with minimal disruption to our church activities and maximizes the benefits to our community.

We look forward to a comprehensive response and the opportunity for further discussion.

Thank you for your understanding and cooperation.

Sincerely,



Defence Lalawng
Chairman

cc: Van B. Thang
Church Member
Consultant

“...who desires all men to be saved and to come to the knowledge of the truth. 1 Ti. 2:4”

From: [Justin Caruana](#)
To: [MCP-Chair](#)
Subject: Re: CM Muncaster LLC: Conditional Use No. CU202407 and Preliminary Forest Conservation Plan No. F20230500
Date: Tuesday, January 9, 2024 11:11:47 AM

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

Sorry, hopefully my last edit. I had listed Muncaster Rd and not Muncaster Mill Road. That's actually an important distinction given that there is also a Muncaster Rd. Thanks!

Dear Members of the County Planning Board,

I am writing to express my concerns about the proposed construction of 43 new homes near my residence, specifically addressing the potential approval without conducting a Local Area Transportation Review. My primary concern is the existing traffic congestion on Muncaster MILL Rd, particularly during rush hours.

As a resident living in very close proximity to the proposed housing development, I witness the daily challenges faced by commuters along Muncaster MILL Rd. The traffic congestion, especially in the mornings from Magruder High School past the intersection with Bowie Mill and in the evenings from the intersection with Redland Rd past St Francis of Assisi, raises serious safety and practical concerns. The **mile-long** backups during rush hours make turning onto Muncaster Mill Rd from side streets not only difficult but also unsafe.

The proposal includes the addition of 96 parking spaces, and (excluding transit and bikes) the Conditional Use Plan's Table 2 suggests a minimal increase of 17 additional cars during the morning rush hour and 22 cars during the evening rush hours. However, I find it hard to believe that the addition of nearly 100 cars would have such a negligible impact on the existing traffic situation. Moreover, the report dismisses the need for a formal traffic study, citing that fewer than 50 additional cars are expected during either rush hour.

I strongly disagree with this assessment and believe that, given the unique challenges of the current traffic conditions on Muncaster Mill Rd, a more comprehensive evaluation is warranted. The proposal's prediction does not align with the reality of the situation on the ground. Forgoing a formal traffic study would be a substantial oversight and could lead to severe consequences for the safety and convenience of the community.

Therefore, I urge the County Planning Board to require a Local Area Transportation Review before approving the proposed housing development. This stretch of Muncaster Mill Rd demands a thorough evaluation, considering the significant impact the additional homes could have on the traffic dynamics in the area. Such a review is essential to ensure the safety and well-being of the residents and commuters in this community.

Thank you for your attention to this matter. I trust that the County Planning Board will prioritize the concerns of the local community and undertake a thorough assessment before making any decisions on the proposed housing development.

On Tue, Jan 9, 2024 at 8:45 AM Justin Caruana <justincaruana@gmail.com> wrote:

Sorry, I saw a typo. Not a big deal, but here is a revision.

Dear Members of the County Planning Board,

I am writing to express my concerns about the proposed construction of 43 new homes near my residence, specifically addressing the potential approval without conducting a Local Area

Transportation Review. My primary concern is the existing traffic congestion on Muncaster Rd, particularly during rush hours.

As a resident living in very close proximity to the proposed housing development, I witness the daily challenges faced by commuters along Muncaster Rd. The traffic congestion, especially in the mornings from Magruder High School past the intersection with Bowie Mill and in the evenings from the intersection with Redland Rd past St Francis of Assisi, raises serious safety and practical concerns. The **mile-long** backups during rush hours make turning onto Muncaster Rd from side streets not only difficult but also unsafe.

The proposal includes the addition of 96 parking spaces, and (excluding transit and bikes) the Conditional Use Plan's Table 2 suggests a minimal increase of 17 additional cars during the morning rush hour and 22 cars during the evening rush hours. However, I find it hard to believe that the addition of nearly 100 cars would have such a negligible impact on the existing traffic situation. Moreover, the report dismisses the need for a formal traffic study, citing that fewer than 50 additional cars are expected during either rush hour.

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Thank you for your attention to this matter. I trust that the County Planning Board will prioritize the concerns of the local community and undertake a thorough assessment before making any decisions on the proposed housing development.

On Tue, Jan 9, 2024 at 8:26 AM Justin Caruana <justincarwana@gmail.com> wrote:

Justin Caruana
17531 Applewood Ln
Derwood, MD 20855
justincarwana@gmail.com
301.367.5818
January 9, 20204

Montgomery County Planning Board
2425 Reedy Drive
Wheaton, MD 20902

Subject: Request for Local Area Transportation Review for Proposed Housing Development on Muncaster Rd

Dear Members of the County Planning Board,

I am writing to express my concerns about the proposed construction of 43 new homes near my residence, specifically addressing the potential approval without conducting a Local Area Transportation Review. My primary concern is the existing traffic congestion on Muncaster Rd, particularly during rush hours.

As a resident living in very close proximity to the proposed housing development, I witness the daily challenges faced by commuters along Muncaster Rd. The traffic congestion, especially in

the mornings from Magruder High School to the intersection with Bowie Mill and in the evenings from the intersection with Redland Rd to St Francis of Assisi, raises serious safety and practical concerns. The **mile-long** backups during rush hours make turning onto Muncaster Rd from side streets not only difficult but also unsafe.

The proposal includes the addition of 96 parking spaces, and (excluding transit and bikes) the Conditional Use Plan's Table 2 suggests a minimal increase of 17 additional cars during the morning rush hour and 22 cars during the morning and evening rush hours, respectively. However, I find it hard to believe that the addition of nearly 100 cars would have such a negligible impact on the existing traffic situation. Moreover, the report dismisses the need for a formal traffic study, citing that fewer than 50 additional cars are expected during either rush hour.

I strongly disagree with this assessment and believe that, given the unique challenges of the current traffic conditions on Muncaster Rd, a more comprehensive evaluation is warranted. The proposal's prediction does not align with the reality of the situation on the ground. Forgoing a formal traffic study would be a substantial oversight and could lead to severe consequences for the safety and convenience of the community.

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Thank you for your attention to this matter. I trust that the County Planning Board will prioritize the concerns of the local community and undertake a thorough assessment before making any decisions on the proposed housing development.

Sincerely,

Justin Caruana

From: [MARILYN MADDEN](#)
To: [MCP-Chair](#)
Subject: Comments for CM Muncaster LLC Plan
Date: Friday, January 5, 2024 10:25:12 AM

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

To the Hearing Examiner regarding the development plan for a proposed 43 unit Townhouse Living Community Located at 7100 & 7106 Muncaster Mill Road:

I live at 17509 Applewood Lane in the Cameron Mill housing development. The entrance to our development is from Muncaster Mill Road just on the other side of the road very close to 7100 and 7106 Muncaster Mill Road. I live in the 3rd house on the right from the Cameron Mill entrance and from my kitchen window, I can see the traffic on Muncaster Mill Road every day. My issue is that the traffic on Muncaster Mill Road backs up every day twice a day during rush hour mostly in the direction towards the traffic light at Redland / Muncaster Rd. It also backs up many days in the other direction as well. My main concern is the automobile emissions from all this traffic as I am a certified health counselor and health advocate (78 years old) and I understand the danger of auto emissions to one's health.

I am concerned that if there are 43 more homes (townhomes very close together) just across the street and that if each home has one to two cars (most everyone around this area needs to have a car), the traffic and the emissions from these additional drivers during rush hour will be intolerable to our community here in Cameron Mill and others who live nearby. Therefore I implore the Montgomery County Planning Board to consider the health risks and additional traffic risks to the nearby neighbors and deny the approval of this plan. I would think there are many other localities nearby without the density of population so close to the proposed townhome construction plan.

Thank you,
Marilyn Madden
17509 Applewood Lane
Derwood, MD 20855
301-947-3881