



Pre-Submission Community Meeting Minutes
Chick-fil-A
Site Plan Amendment
January 11, 2024

The pre-submission community meeting was held virtually through Zoom, with an optional dial-in number for those not joining online, on Thursday, January 11, 2024. The meeting commenced promptly at 6:33 PM.

The following representatives of the development team attended the meeting:

Austin Whitley	Chick-fil-A
Jennifer Lehnes	Chick-fil-A
Matt Noll	Edwards + Hotchkiss Architects
Bob Kyte	Bohler
Nick Driban	Lenhart Traffic Consulting, Inc.
Stacy Silber	Lerch, Early & Brewer, Chtd.
Vince Biase	Lerch, Early & Brewer, Chtd.

Community members also attended the meeting and asked questions, however, the attached sign-in sheet only includes contact information for one participant.

Ms. Silber began the meeting by welcoming attendees, inviting participants to sign in on the virtual “sign-in sheet,” and introducing members of the development team. Mr. Whitley described Chick-fil-A’s previous work in Montgomery County, community engagement and service initiatives, and local focus as it relates to restaurant operations.

Ms. Silber provided an overview of the applicable development process for the proposed Site Plan, outlining opportunities for future community engagement and participation in the public entitlement process. Ms. Silber then presented on the subject property, its surrounding context, applicable zoning regulations, and concept/design iterations of the proposed Chick-fil-A restaurant and drive-thru. This portion of the presentation also included a summary of the applicant’s coordination with M-NCPPC Staff over the past 12 months, which included the applicant reprogramming the site to move the proposed restaurant towards the Gosnell Farm Drive roundabout to activate the streetscape and screen/buffer the proposed drive-thru. Mr. Whitley spoke to the operation of the Chick-fil-A, specifically as it relates to the customer experience in the proposed drive-thru and outdoor patio/seating areas. Mr. Noll and Mr. Kyte then narrated a rendered flyover video of the restaurant and drive-thru at the subject property, providing context to various site design elements.

Ms. Silber concluded the applicant’s presentation by once again explaining the anticipated development review and construction timeline, indicating future opportunities to participate in the public entitlement process, and instructing attendees to provide contact information in the virtual meeting sign-in sheet so that the applicant can coordinate with interested parties. Ms. Silber then

invited attendees to ask questions and provide comments to the development team. Representative questions/comments included the following:

- *Is there a curb along the proposed patio and outdoor seating area to protect diners?*
 - The proposed outdoor seating area, adjacent to the Gosnell Farm Drive roundabout, is largely below grade and set behind protections from street level. Railings and walls are proposed along these areas to account for pedestrian safety.

- *Will the restaurant and drive-thru cause traffic issues?*
 - This development is subject to a Traffic Statement that will be submitted with the Site Plan and ultimately reviewed by M-NCPPC Transportation Staff, Montgomery County Department of Transportation Staff, and State Highway Administration.
 - The applicant has analyzed potential traffic generation in the context of Montgomery County's adequacy of public facilities regulations. The proposed development is compliant with the applicable regulations. As part of this analysis, the applicant has studied the proposed development within the prior approvals for the larger Cabin Branch community. The applicant will comply with all applicable requirements to ensure transportation adequacy.

- *Why choose this location rather than others in Clarksburg? There is already a location on Germantown Road.*
 - The Germantown Road location was constructed in the early 2000s and does not have the capacity to accommodate current demand. In addition, the proposed development on Clarksburg Road will include Chick-fil-A's current and improved operational and service standards.
 - Chick-fil-A explored several locations and opportunities in the Clarksburg community, including the property across the street, north of Clarksburg Road. However, many properties were not large enough or configured correctly to provide the desired restaurant and drive-thru contained on site. The subject property is configured to accommodate Chick-fil-A's drive-thru queuing and ordering system, which QSR Magazine ranked as the best vehicular drive-thru program in 2023.

- *Will the Chick-fil-A provide high quality food?*
 - Chick-fil-A serves high quality dining options, with all food preparation completed within the restaurant. The menu offered at Chick-fil-A restaurants features 100% whole breast chicken that is fileted and breaded on site and vegetables are all sliced on location.

- *What are the next steps for the review process?*
 - Chick-fil-A expects to file the Site Plan application in the winter of 2024. The application will be reviewed by M-NCPPC and provide future opportunities for public engagement.

The meeting concluded at 7:06 PM.

ID	1	Start time	1/8/24 13:07:32	Completion time	1/8/24 13:09:14	Email	anonymous	Name	Kevin Brooks	Please provide your full name	Kevin Brooks	Telephone number	202-531-5646	Would you like to be contacted?	Yes, please add me to his list	Street Address	Georgia Ave	City	Silver Spring	State	Maryland	Zip Code	20910	Email Address	kevin.brooks@ushwake.com	Last modified time	
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Stacy P. Silber
Attorney
301-841-3833
spsilber@lerchearly.com

December 22, 2023

RE: 22705 Clarksburg Road, Clarksburg, MD
Site Plan Amendment No. 82014016C Application
Community Meeting

Dear Neighbor:

On behalf of Chick-fil-A (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the development of the property located at 22705 Clarksburg Road in Clarksburg, Maryland (the "Property"). The Property was developed under the MXPB zone and is currently zoned CRT-0.5, C-0.25, R-0.25, H-130T. The Property is part of a Site Plan area, which is approximately 84.24 acres of net lot area. The Applicant will be submitting a Site Plan Amendment (the "Application") for approval of a ±6,350 square foot restaurant with drive-thru and associated parking on the Property.

Date/Time: Thursday, January 11 at 6:30 PM¹

Virtual Location: <https://bit.ly/3RazzqX>

Dial In: 301-715-8592 Meeting ID: 831 1578 2097 Passcode: 809727

Comments can be made during the meeting via noted methods, or submitted by e-mail to spsilber@lerchearly.com outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom Meeting chat box.

Although this community meeting is not required, Chick-fil-A would like to share its plans with you, and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://forms.office.com/r/ttCRQvJCfu>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available until noon on January 12th. We look forward to meeting with you (virtually) on January 11th.

Sincerely,



Stacy P. Silber
Attorney for the Applicant

¹ You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.