

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on April 16, 2024 at 7:00 pm through the Zoom Meeting platform, with an optional dial-in number, in advance of the filing of the applications for Preliminary Plan and Site Plan for the Wawa - Burtonsville located at 15585 and 15595 Old Columbia Pike in Burtonsville, Maryland. The presentation materials were made available to the public for download on April 11, 2024, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

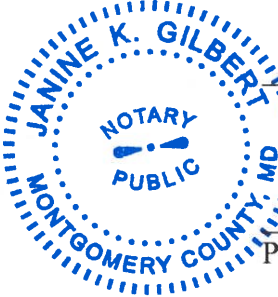
[Handwritten Signature]
Signature

5/7/24
Date

Patricia Harris
Print Name

Attorney
Title

Sworn and subscribed to before me this 7th day of May, 2024



[Handwritten Signature]
Signature of Notary Public

Janine Gilbert
Printed Name of Notary Public

My Commission Expires: 7-19-2026



Patricia A Harris
Attorney
301-841-3832
paharris@lerchearly.com

April 1, 2024

RE: 15585 and 15595 Old Columbia Pike, Burtonsville
Preliminary Plan and Site Plan
Pre-submission Community Meeting

Dear Neighbor:

On behalf of Dong Ya, LLC and Hong Cheng LLC (the “Applicant”), we cordially invite you to attend a virtual meeting to review plans for the modernization of the properties located at 15585 and 15595 Old Columbia Pike in the southwest corner of the intersection of Maryland Route 198 and U.S. 29A in Burtonsville, Maryland (collectively, the “Property”). The Property is currently improved with a 7-11 convenience store and is zoned CRTF-1.5 C-1.0 R-0.5 H-45’. The Applicant will be submitting concurrent Preliminary Plan and Site Plan applications in the near future. (Collectively, the “Applications”) The Preliminary Plan proposes to resubdivide the two existing lots into one lot. The Site Plan proposes modernizing the filling station use by adding two fueling dispensers and increasing the size of the convenience store.

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our 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 virtual meeting details are as follows:

Date/Time: Tuesday, April 16 at 7:00 PM¹

Virtual Location: <https://bit.ly/4cAeAaT>

Dial In: 301-715-8592 **Meeting ID:** 857 8598 2479 **Passcode:** 179997

Presentation slides available: on April 11th at <https://bit.ly/3Vx6km0>

Comments can be made during the meeting via noted methods, or submitted by e-mail to paharris@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 comment box.

The Applicant will be filing the Applications with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. Once filed, the Applications will be assigned application numbers. 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/FtqGPGXerK>. If you would like to be added to the mailing list for future application updates, please make that selection when completing your information. The link to provide your contact information will remain available noon on April 17th. We look forward to meeting with you (virtually) on April 16th.

Sincerely,

Patricia A. Harris

¹ You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.
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**15585 and 15595 Old Columbia Pike
Burtonsville Wawa
Preliminary Plan and Site Plan
Pre-Submission Meeting Minutes**

Location: The meeting took place virtually on April 16, 2024 at 7:00 p.m.

Attendees: Tony and Jennifer Cheng, Property Owner; Kevin Foster and Tim Longfellow, GLW Civil Engineers; Robert Engel, Lenhart Traffic Consulting, Inc.; and Pat Harris, Lerch, Early & Brewer, attended on behalf of the applicant.

There were no attendees. The Applicant's team remained in the virtual meeting until 7:30.