

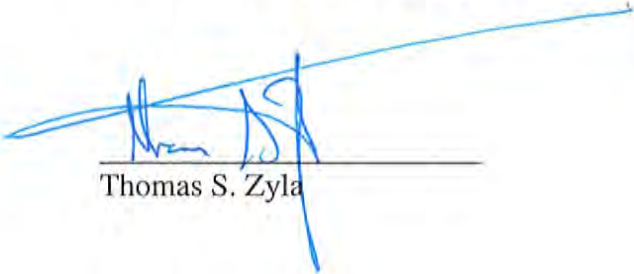


August 20, 2024

AFFIDAVIT

I, **THOMAS S. ZYLA**, hereby certify that the required Pre-Submission Community Meeting for the **2811 14th Street NE Gospel Hall, Inc Church Preliminary Plan** was held on August 1, 2024 at 6 pm on premises located at 211 Ednor Road, Silver Spring, Maryland 20905.

"I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief."

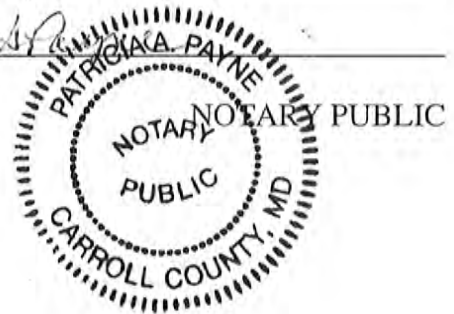


Thomas S. Zyla

State of: Maryland, County of: Carroll

Subscribed and sworn to before me this 20 day of August, 2024

My commission expires: 1-3-25 Patricia A. Payne





July 16, 2024

Dear Adjoining/Confronting Property Owner or Registered Homeowners/Civic Association:

NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING

Proposed Plan Name:	New Plymouth Brethren Christian Church
Type of Plan:	Preliminary Plan
Geographic Location:	211 Ednor Road, Silver Spring, MD 20905 ½ mile east of Norwood Road
Property ID & Size:	Parcel 542, 15.00 +/- acres
Zoning:	RE-2
Name & Contact Information for Applicant's Representative:	Tom Zyla, Landscape Architect; Gutschick, Little & Weber; Phone: 301.421.4024; Email: TZyla@glwpa.com
Proposed Use & Development:	Religious/Institutional Use; construction of new church (approximately 500 seats & 10,549 square feet) with associated parking, new single-family detached residential dwelling (approximately 3,750 square feet) and M-NCPPC park dedication

To the Recipient:

An informational meeting regarding this plan has been scheduled for **Thursday, August 1, 2024 at 6:00 pm on the subject property located at 211 Ednor Road, Silver Spring, MD 20905.**

The purpose of this meeting is to present information about the proposed Preliminary Plan application, and to allow members of the community and the public to discuss questions and comments concerning the proposed plan.

After submission, you may obtain additional information regarding this application from the Development Application and Regulatory Coordination Division (“DARC”) of the Maryland-National Capital Park and Planning Commission by accessing the following website: www.montgomeryplanning.org/development, or by calling 301.495.4610.

Sincerely,

Thomas Zyla, RLA
Project Manager

2811 14th Street NE Gospel Hall, Inc.

Pre-Submission Community Meeting

211 Ednor Road, Silver Spring, MD

6:00 pm August 1, 2024

Participants

Applicant's Team

Walter Bowie

Lee Admiraal

Jim Admiraal

Randy Thomas

Consultant's Team

Peter Ciferri, Land Use Attorney, McMillan Metro

Kevin Foster, Partner GLW, Planning & Engineering Firm

Thomas Zyla, Project Manager GLW, Planning & Engineering Firm

Community Participants

Mary Dominique, 410 Ednor Road

Ben Waskey, 8110 Maplegate Place

Quetin Remein, 201 Bryants Nursery Road

The meeting began with an informal presentation of the proposed church development, given the relatively small number of citizens in attendance & the wait for more to show up.

The general questions from Mary Dominique were: **anticipated traffic generation, typical weekly church activity schedule & ultimate development/construction project schedule.**

To address these, Jim Admiral & Randy Thomas gave a general history of the church congregation & the genesis of this proposed development. The church anticipates the normal Sunday service hours, with occasional weekday meetings, all outside of the peak traffic time concerns. While the proposed Church will seat up to 500 people, the current congregation numbers around 134. And given the approximate 200 parking spaces currently designed on-site, the Applicant's Team anticipates no traffic concerns along Ednor Road for the community. They also gave a Summer, 2025 date to have gotten through the County's approval & permitting processes to begin construction.

With the arrival of Quentin Remein, who expressed vast experience in construction & with development in general within the Cloverly area, the questions became more detailed in nature. Mr. Remein also divulged his connection with the Cloverly Civic Association, as well as online correspondence with numerous other civic associations in the area. He asked about: **anticipated traffic on Ednor Road, any proposed accel/decel lanes, well & septic design & permitting, stormwater management design, impervious area calculations & the area Master Plan cap.** The Applicant's & Consultant's Teams then delved deeper into a more detailed presentation of the project. GLW explained there are no requirements for any accel/decel lanes per the County's DOT, wells & septic are proposed for the proposed development & geo-technical testing & County approvals are currently in process, the

proposed accessory building will utilize the existing sewer house connection, bio-retention facilities are proposed for SWM, a quick explanation of their composition & how they function, their location within the parking lot islands with native landscaping for aesthetics, and the impervious area calculations will meet those proposed in the Cloverly Master Plan.

There was also the general question raised by both Ms. Dominique & Mr. Quentin as to why there are so many church congregations located in the Ednor Road & New Hampshire Avenue area. The conversations then went into the roles church congregations play in the community & helping those populations in need.

The meeting concluded with the information that the Applicant would be submitting a Preliminary Plan application to the Montgomery County M-NCPPC within the next month to 45 days, pending NRI/FSD approval & SWM Concept Plan submission.