

MCPB 6/26/25 Item 3.3 -
Correspondence

From: [Douglas B. Farquhar](#)
To: [MCP-Chair; Casey, Jonathan](#)
Cc: [REDACTED]
Subject: Letter to Planning Board re Korean Mission Church Preliminary Plan 120240050
Date: Tuesday, June 3, 2025 9:16:49 AM
Attachments: [Correspondence re Korean Mission Church Daycare Center June 2 2025 final.pdf](#)

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

To the Chairman and Members of the Montgomery County Planning Board:

Dear Mr. Harris et al.,

I attach a letter from the Sandy Spring Civic Association to the Planning Board relating to the upcoming hearing on the preliminary plan for the proposed Korean Mission Church project on Route 108 east of Ashton. I trust the letter will be self-explanatory, and regret that the timing of the hearing makes it impracticable for a representative of the SSCA to testify in person. If you have questions for us, we would be pleased to respond, however.

Thanks,

Doug Farquhar
Correspondence Secretary
Sandy Spring Civic Association

[REDACTED]

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From: [Douglas B. Farquhar](#)
To: [MCP-Chair](#)
Cc: [Daryl Thorne](#)
Subject: RE: Letter to Planning Board re KoreanMission Church Preliminary Plan 120240050
Date: Tuesday, June 3, 2025 9:23:46 AM

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

Thanks. The Sandy Spring Civic Association address is P.O. Box 205, Sandy Spring Maryland 20860. My address is [REDACTED].

Thanks,

Doug Farquhar

From: MCP-Chair <mcp-chair@mncppc-mc.org>
Sent: Tuesday, June 3, 2025 9:17 AM
To: Douglas B. Farquhar [REDACTED]
Subject: [EXTERNAL] Automatic reply: Letter to Planning Board re KoreanMission Church Preliminary Plan 120240050

CAUTION:

Thank you for contacting the Planning Board Chair's Office. This confirms receipt of your message for distribution to appropriate staff to review. If you have submitted an inquiry, we will respond in a timely manner. You may also leave a voice message at (301) 495-4605 and a staff member will return your call.

IMPORTANT: If you have submitted written testimony for a Planning Board item, please be sure to include your mailing address to satisfy proper noticing requirements. If this was not already included, please reply to this email with that information. Written testimony submitted before the deadline of 12pm, two business days before the scheduled Planning Board meeting, will be distributed to the Board and staff and included in the public record. Written testimony received after the deadline will only be distributed to staff to review.

For more information about the Chair's Office, please visit: <https://montgomeryplanningboard.org/>

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Sandy Spring Civic Association

www.sandyspringcivic.com

*Meeting the second Monday of each month, 6:30pm at the Ross Boddy Community Center
located on Brooke Road in Sandy Spring, Maryland*

June 3, 2025

By email

**Re: Preliminary Plan 120240050, Korean Mission Church, 1201
Ashton Road, Ashton, Maryland**

Dear Members of the Montgomery County Planning Board,

We write in opposition to Preliminary Plan 120240050, a proposal by the Korean Mission Church, which is scheduled for Planning Board review on June 26, 2025.

The Sandy Spring Civic Association is the oldest racially integrated Civic Association in Montgomery County ("SSCA"), and our membership includes neighbors of the site where the Applicant proposes to place a very large commercial-style building on a small rustic road in an environmentally sensitive, rural wooded area, without public water or sewer, and without access to mass transportation. Our membership unanimously opposes a massive building in this rural area for the reasons expressed below, and because the proposal is not in conformance with the applicable Master Plan. The site sits within a Rural Cluster zoned neighborhood.

Sandy Spring Civic Association welcomes true houses of worship and spiritual and religious institutions (nearby New Hampshire Avenue is proudly labeled the "Highway to Heaven"), but SSCA opposes the Korean Mission Church plan for the following reasons:

1. This project is similar to a commercial building

Although characterized as an "adult day care center," the Korean Mission Church has only 20 parishioners, according to a presentation made to the SSCA by representatives of the Church. Even after a reduction in the size of the facility from the originally proposed 24,000 square feet of gross footage area plus the basement by cutting off the top floor, given the size of its sanctuary (200 person capacity) and the large size of the facility, it is clear that the facility is planned to

serve dozens of nonparishioners each day, presumably charging the participants fees.

2. The size of the building indicates uses other than as a day care facility

Given the size of facility, and sponsor's statements that facility will be staffed 24 hours a day, SSCA is concerned that the facility is designed for residential purposes.

3. Traffic is a huge concern

Route 108 is a heavily traveled road with one lane in each direction, with traffic moving very quickly. Sight lines for traffic exiting the facility would be poor. Especially for traffic turning left out of the facility, this presents serious safety issues for the 15 or so vans carrying elderly people that will exit the facility each day.

4. The proposed building is not compatible with the rustic neighborhood

Public sewer and water are not available at the site, and neighbors report that some existing wells have run dry. Demand for water for the facility could exhaust availability of well water for neighbors. Furthermore, the facility would be placed in a wooded area with a steep grade down to the Patuxent River.

The recent Zoning Text Amendment, with good reason, limits concentrated development to areas serviced by public water and sewer, and with access to mass transit. The same considerations should apply to a large building like this in a rural area.

Necessary conditions should be attached if plans are approved

If, despite neighborhood objections, the site plan and preliminary plan are approved, we suggest that the following conditions be attached:

- Participants may not be charged fees for attending the day care center.
- Overnight accommodations for staff, parishioners, or other individuals are not permitted.
- The size of the facility be limited to 12,000 square foot gross footage area.
- The facility may not commence operations until and unless, in cooperation with the Maryland State Highway Administration, the facility's owners or operators pay for installation of traffic-calming measures (*i.e.*,

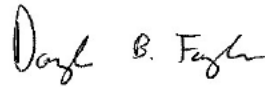
rumble strips, flashing yellow lights) in both directions less than 500 ft to the entrance to the facility.

- The design of the facility be reviewed prior to approval of site plan by the Ashton Village Plan Implementation Advisory Committee.

Respectfully submitted,

A handwritten signature in cursive script, reading "Daryl Thorne". The signature is written in black ink and extends horizontally across the page.

Daryl Thorne, Ed.D.,
President

A handwritten signature in cursive script, reading "Douglas B. Farquhar". The signature is written in black ink and is positioned to the right of the first signature.

Douglas B. Farquhar
Correspondence Secretary

SSCA is a 501(c)3 non-profit organization