

**Pre-Submission Community Meeting Minutes**  
**Little Steps – 16650 Georgia Avenue**  
**Preliminary Plan**  
**August 1, 2024**

The pre-submission community meeting was held in person at Olney Elementary School on Thursday, August 1, 2024. The meeting commenced promptly at 7:05 PM.

The following representatives of the development team attended the meeting:

Peter Chew	Prospera
Courtney Galiber	Morris & Ritchie Associates, Inc.
Vince Biase	Lerch, Early & Brewer, Chtd.

Several community members attended the meeting and asked questions and provided feedback to the applicant's development team.

Mr. Chew began the meeting by welcoming attendees, inviting participants to sign in on the Applicant's "sign-in sheet," and introducing members of the development team. Mr. Chew then generally described the applicant's development plans for the proposed Little Steps day care center and prior coordination with M-NCPPC Staff and the surrounding community during the planning phase of both the associated Conditional Use application and Preliminary Plan application.

Mr. Biase provided an overview of the applicable development review process and timeline for the proposed Preliminary Plan and associated Conditional Use applications, outlining opportunities for future community engagement and participation in the public entitlement process. Mr. Biase then explained the purpose of a Preliminary Plan application and outlined some of the required findings and criteria of approval for the application. Ms. Galiber then presented on the subject property, its surrounding context, applicable zoning regulations, and concept/design iterations of the proposed Little Steps day care center. Ms. Galiber detailed site features relevant to the Conditional Use and subject Preliminary Plan while fielding questions and comments from community members regarding various elements of the plan. Ms. Galiber specifically responded to questions related to traffic, access, parking, screening, landscaping, design, stormwater, and water and sewer capacity.

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 reorienting development to respect on-site environmental area buffers. Mr. Chew highlighted other plan revisions, such as providing additional screening and landscaping, which were undertaken in response to feedback received during a community meeting for the Conditional Use application.

Mr. Biase concluded the applicant's presentation by once again explaining the anticipated development review process, timeline, and tentative construction schedule. Mr. Biase reiterated

that there will be future opportunities to participate the public entitlement process and instructed attendees to provide contact information on the meeting sign-in sheet so that the applicant can coordinate with interested parties. Mr. Chew then invited attendees to ask additional questions and provide comments to the development team.

Representative questions/comments included the following:

- *How many students will be enrolled at the day care center?*
  - The applicant is submitting a Conditional Use application for a maximum of 165 students. Based on trends at peer Little Steps locations, the applicant does not anticipate that this location will ever reach this maximum enrollment on a consistent basis, if at all. The Applicant also anticipates that overall enrollment will be lower (around 30 students) at the timing of opening and slowly increase over the course of several years.
  
- *What type of screening and landscaping is proposed along the property line to the south? Neighbors participate in activity in the privacy of their backyards at this location that should not be view of the day care.*
  - Screening using a combination of evergreens and shrubs is proposed along the southern property line adjacent to the resident's backyards. A slatted fence is also proposed at this location, however, the applicant will evaluate providing a taller, opaque fence along this property line to provide additional screening.
  
- *How will the proposed development provide parking and drop-off on-site?*
  - The two existing asphalt access points into the site from the Georgia Avenue access road will be retained and improved. Visitors to the Property will enter the site from either existing access point and circulate around the rear of the existing antique shop to the day care parking lot. A second parking lot loop is proposed to facilitate access to the day care. Visitors dropping off children to the day care center will be required to park their vehicle and accompany their children into the day care center to ensure safe discharge. Visitors will also be required to park their vehicles and pick-up children at the day care. Peak drop-off and pick-up traffic occurs over extended times such that there is more than adequate parking to accommodate drop-off and pick-up of children.
  - A new asphalt parking lot with 28 standard vehicle parking spaces will be provided on-site. 18 existing gravel parking spaces will be retained for a total of 46 passenger vehicle parking spaces. In addition to standard parking spaces, the parking lot will contain two van-accessible handicapped parking spaces. Outdoor, secure, long-term bike parking for three bicycles will also be provided on the Property.

- *How will the proposed development address traffic and safety issues at the Georgia Avenue intersection to the north of the site?*
  - As part of the Preliminary Plan review process, MCDOT and M-NCPPC Transportation Planning Staff will evaluate off-site areas for future improvement to adequately serve the proposed development. We anticipate that Staff will recommend certain improvements at this intersection to improve existing conditions for pedestrians, bikers, and motorists. However, due to Georgia Avenue's status as Maryland State road, the applicant believes that major changes to this intersection are not likely foreseeable in connection with this Preliminary Plan application based on the proposed use.
  
- *Will proposed development of a day care at the synagogue to the south of the site be considered as part of the transportation adequacy and traffic analysis?*
  - Yes. The proposed day care at the synagogue has been included as part of a Preliminary Plan Amendment for that property. As such, the development is included in the County's development pipeline and associated trips/traffic will be factored into the upcoming LATR analysis.
  
- *Why is the day care use allowed in a residential zone?*
  - A day care center is permitted in this R-200 residential zone, subject to approval of a Conditional Use. A Conditional Use approval requires, among other things, demonstrating conformance with the area Master Plan, conformance with certain use-specific standards governing the use's location within a specific zoning classification, and a finding that the proposed use will not negatively impact surrounding development. The applicant for a Conditional Use must satisfy each required findings, along with several other standards, in an evidentiary hearing before the County's Zoning Hearing Examiner. As such, Conditional Uses – like the proposed day care center in the R-200 Zone – are only permitted if they comply with multiple different standards and specific regulations.
  
- *What are the next steps for the review process?*
  - The Applicant's traffic engineer, Lenhart Traffic, is waiting to perform an LATR review until the County school year begins in September, when M-NCPPC will resume traffic counts. Once the LATR is finalized, the Applicant will submit the Conditional Use and Preliminary Plan applications for concurrent review. Once formally accepted, notices will be sent to the surrounding property owners and civic associations in accordance with the County's noticing requirements.

The meeting concluded at approximately 8:37 PM.



**Christopher M. Ruhlen**  
*Attorney*  
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[cmruhlen@lerchearly.com](mailto:cmruhlen@lerchearly.com)

July 17, 2024

RE: Primrose at 16650 Georgia Avenue  
Preliminary Plan Application  
Pre-submission Community Meeting

Dear Neighbor:

On behalf of Little Steps, LLC (the “Applicant”), we would like to cordially invite you to attend a pre-submission community meeting to discuss the proposed development of a 12,000 square foot Primrose early child care center in the area behind the existing Olney Antique Village shops at 16650 Georgia Avenue, in Olney, Maryland. The overall property is classified in the Residential-200 (“R-200”) zone, and consists of approximately 2.117 acres of land. With the addition of the proposed child care center to the property, the total floor area will be approximately 22,552 square feet (i.e., the combined floor area for the existing and proposed buildings).

Little Steps is in the process of filing a Conditional Use application with the Montgomery County Office of Zoning and Administrative Hearings and the Montgomery County Planning Department for the proposed child care center under the applicable zoning category for a Day Care Center (Over 30 Persons) use, as established in Section 59.3.4.4.E of the Montgomery County Zoning Ordinance. The proposed child care center is anticipated to serve a maximum enrollment of 165 children. The Conditional Use application proposes to add the child care center to the site, while retaining the existing Olney Antique Village on the property. To facilitate this development, the Applicant will be submitting a Preliminary Plan application (the “Application”) to create a record lot.

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 meeting details are as follows:

**Date:** Thursday, August 1st  
**Time:** 7:00 pm  
**Location:** Olney Elementary School  
All Purpose Room  
3401 Queen Mary Drive  
Olney, MD 20832

The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) shortly after the meeting. Once filed, the Application will be assigned

an application number. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

We hope you can attend on August 1st and look forward to the opportunity to provide you with information about this project. If you have any questions, please feel free to contact me at 301-841-3834 or [cmruhlen@lercheearly.com](mailto:cmruhlen@lercheearly.com).

Sincerely,

A handwritten signature in blue ink that reads "Christopher M. Ruhlen". The signature is fluid and cursive, with the first name being the most prominent.

Christopher M. Ruhlen  
Attorney for the Applicant



**Little Steps**  
Preliminary Plan Application  
Community Meeting Notice List

39	Hollow Tree Farm Homeowners Association	c/o Richard Newman, Owner	17101 Quarter Horse Way	Olney	MD	20832			
40	Montgomery County Civic Federation	c/o Alan Bowser, Co-President							alan.bowser@gmail.com
41	Montgomery County Renters Alliance Inc.	c/o Matt Losak, Executive Director							mattlosak@rentersalliance.org
42	Montgomery County Taxpayers League	c/o Edward Amatetti, President							info@mctaxpayersleague.org
43	Norbeck Crossing Homeowners Association	c/o Carolyn Mamon, Board Member	3850 Clara Downey Avenue Unit 23	Silver Spring	MD	20906			
44	Norbeck Crossing Homeowners Association	c/o Shireen Ambush, Administrative Agent	7811 Montrose Road	Potomac	MD	20854			
45	Norbeck Hills Homeowners Association	c/o Scott Sheridan, Administrative Agent	7605 Arlington Road	Bethesda	MD	20814			
46	Norbeck Meadows Civic Association	c/o Jack Meyer, President	4637 Cherry Valley Drive	Rockville	MD	20853			
47	Northern Montgomery County Alliance	c/o Julius Cinque, Chair	22300 Slidell Road	Boyds	MD	20841			
48	Olney Crossing Condominium Inc	c/o Jeff Innocenti, Owner	2200 Battery Court	Frederick	MD	21702			
49	Olney Crossing Condominium Inc.	c/o Administrator Agent, Administrative Agent	15742 Crabbs Branch Way	Rockville	MD	20885			
50	Olney Crossing Homeowners Association	c/o Bill Hysell, President	P.O. Box 278	Olney	MD	20830			
51	Olney Transportation Coalition	c/o Louis Iaquina, Chairman	3416 Olandwood Court Suite 210	Olney	MD	20832			
52	Patuxent Watershed Protective Assn.	c/o Luigi Faustini, President	4505 Dustin Rd	Burtonsville	MD	20866			
53	Patuxent Watershed Protective Assn.	c/o James Putman, Treasurer	4617 Dustin Rd	Burtonsville	MD	20866			
54	Patuxent Watershed Protective Assn.	c/o Chamberlin Donald, Representative	4624 Dustin Rd	Burtonsville	MD	20866			
55	Preserve At Smalls Nursery	c/o Isabelle Mouysset, Secretary	15611 Thistlebridge Drive	Rockville	MD	20853			
56	Preserve at Smalls Nursery HOA	c/o Jeffrey Weiler, President	15710 Thistlebridge Drive	Rockville	MD	20853			
57	Preserve at Smalls Nursery HOA	c/o Debbie Loso, Administrative Agent CAS	18401 Woodfield Road Suite H	Gaithersburg	MD	20879			
58	Preserves at Brooke Manor HOA	c/o James O'Keiff, President	3816 Terrawood Court	Rockville	MD	20853			
59	Sierra Club - Montgomery County Group	c/o Jennifer Rossmere, Treasurer	P O Box 4024	Rockville	MD	20849			
60	Sierra Club - Montgomery County Group	c/o Al Carr, ExCom Member							alfred.carr@gmail.com
61	Southeast Rural Olney Civic Association	c/o Meg Pease-Fye, Secretary	16740 Bachellors Forest Road	Olney	MD	20832			
62	Southeast Rural Olney Civic Association	c/o Marti English, LCA Representative	3207 Emory Church Road	Olney	MD	20832			
63	Sycamore Acres Citizens Association	c/o Jean Sommerville, Secretary	16015 Emory Lane	Rockville	MD	20853			
64	Trotters Glen Homeowners Association Inc	c/o Terry McGuire, Cardinal Management Group	4330 Prince William Parkway, Suite 201	Woodbridge	VA	22192			
65	Victoria Springs Homeowners Association	c/o Debbie Loso, Management Contact	18401 Woodfield Road, Suite H	Gaithersburg	MD	20879			
66	Victoria Springs Homeowners Association	c/o Paula Cooley, President	3709 Martins Dairy Circle	Olney	MD	20832			
67	Williamsburg Village Civic Association	c/o Don Klees, Treasurer	17620 Queen Elizabeth Drive	Olney	MD	20832			
68	Williamsburg Village Civic Association	c/o Darryl Diamond, President	17633 Prince Edward Drive	Olney	MD	20832			
69	Williamsburg Village Civic Association	c/o Pamela Ann B. K. Harp, Vice President	4105 Queen Mary Drive	Olney	MD	20832			
70	Williamsburg Village Civic Association	c/o Rebecca Cosca, Secretary	4109 Sir Walter Road	Olney	MD	20832			
	<b>Others Required to be Notified</b>	<b>Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>			
71	Intake and Regulatory Coordination	MNCPPC	2425 Reedie Drive, 14th Floor	Wheaton	MD	20902			
	<b>Development Team</b>	<b>Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>			
72	Christopher M. Ruhlen	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
73	Vincent G. Biase	Lerch, Early & Brewer, Chtd.	7600 Wisconsin Avenue, Suite 700	Bethesda	MD	20814			
74	Courtney Galiber	Morris & Ritchie Associates, Inc.	14280 Park Center Dr., Suite A	Laurel	MD	20707			
75	Peter Chew	Prospera	12217 Basslers Way	Clarksville	MD	21029			
	<b>Others requesting application updates</b>	<b>Second Name/Organization</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>			

**Little Steps**  
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Community Meeting Notice List

76	MOSTAFA HOSSEINI		16612 GEORGIA AVE	OLNEY	MD	20832			
77	NATELA HOSSEINI		16612 GEORGIA AVE	OLNEY	MD	20832			

**AFFIDAVIT OF COMMUNITY MEETING**

I hereby certify that a community meeting was held in the All Purpose Room of the Olney Elementary School, at 3401 Queen Mary Dr., in Olney, Maryland on August 1, 2024 at 7:00 pm at in advance of the filing of the Preliminary Plan of Subdivision application for the Primrose at 16650 Georgia Avenue project located at 16650 Georgia Avenue in Olney, Maryland.

I solemnly affirm that the said community meeting was held in accordance with applicable requirements of the Zoning Ordinance of Montgomery County, Maryland and Montgomery County Planning Board Regulation 17-01 (COMCOR No. 50/59.00.01) with respect to the administrative procedures for development review.

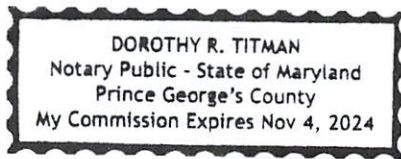
*[Signature]*  
Signature

8/8/24  
Date

Vincent Biase  
Print Name

Attorney  
Title

Sworn and subscribed to before me this 8<sup>th</sup> day of August, 2024



*[Signature]*  
Signature of Notary Public

Dorothy R. Titman  
Printed Name of Notary Public

My Commission Expires: 11-4-24