



CU 24-07, CM Muncaster, LLC

1 message

Alicia Taylor <alicia.cgaylor@gmail.com>

Tue, Jan 23, 2024 at 9:57 PM

To: ozah@montgomerycountymd.gov

Good Evening,

My name is Alicia Taylor and I have lived here on Sabrina Terrace since 2011. Last year, when my husband and I attended a Zoom meeting with the builders for the proposed development, they told us that they would do a traffic study that is required by the State of Maryland. We told them that the traffic here on Muncaster Mill Road is terrible and it takes nearly 20 minutes to go less than 2 miles from Bowie Mill to Redland Road during morning and evening rush hour. There is a center turn lane that is being used by multiple drivers daily as their lane to skip the standstill traffic. We also informed them of the difficulties that we face nearly every day leaving and entering our street. It is extremely dangerous and we have to be very cautious when pulling out onto Muncaster Mill Road and when we enter Sabrina Terrace. The two lanes coming from the intersection at Redland Rd and Muncaster Mill Rd, merge at the proposed entrance of the new development. This is where most of the accidents that we have witnessed over the years occur. We are extremely disappointed that they found a loophole to not have to do a full-scale study of the traffic in this area and assess the dangers of adding another driveway onto Muncaster Mill Road which will only add to the chaos.

The link that I am providing you is a video from our Dashboard Camera where my husband is driving and turning onto Sabrina Terrace. We had our 2.5-year-old twin boys in the back seat and this was a very close call for us. This is not our only close call with what could have been a deadly accident, this is almost a daily occurrence for those who travel on Muncaster Mill Rd.

https://1drv.ms/v/s!Ajs0tknFRksSgYcewQzeoaS8KI3__Q?e=37FhbK

Please feel free to contact me directly with any questions.

Sincerely, 

Alicia C. Taylor
Realtor and Notary Public

Oh by the way, I'm never too busy for any of your referrals!

eXp Realty, LLC



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Exhibit 32
OZAH Case No: CU 24-07

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