



Gospel Baptist Church

PASTOR: Rev. Andy Nawja Waje: 240 357-8882 wnawjar@yahoo.com
7012 Muncaster Mill Road, Rockville, MD 20855
Mailing Address: P.O. Box 5763, Rockville, MD 20855 USA
website: gbcrockville.org

CHAIRMAN:
Defence Lalawng
V-CHAIRMAN:
Nathan Thangom

January 1, 2024

SECRETARY:
Zarny Maung
ASIST. SECRETARY
Salai Samuel A Lian

Montgomery County Planning Department.
Planning Board, M-NCPPC
2425 Reddie Dr. 14th Floor
Wheaton, MD 20902

Subject: Adjacent Construction Project Inquiry (Plan Number_ F20230500)

TREASURER:
Bob Phunkulh
ASIST. TREASURER
Salai Parhtin

Dear Montgomery County Planning Board Members,

I am writing on behalf of Gospel Baptist Church to discuss the construction project adjacent to our church property. We recognize the significance of this development for our community; however, we have several concerns that we would like to address to ensure the well-being of our church and its members.

Our inquiries are categorized as follows:

1. Project Details and Impact:

- Can you provide detailed plans of the development, including timelines and construction phases?
- How do you plan to manage construction-related disruptions like noise and dust?

2. Traffic and Parking:

- How will the development impact local traffic, and what measures are in place to mitigate this?
- Will there be provisions for parking that might affect the church's access to parking?

3. Community Impact:

- How does the development plan to integrate with the existing community fabric?
- Are there plans for green spaces or community facilities that our congregation can access?

4. Environmental Concerns:

- What environmental impact assessments have been conducted?
- How will you ensure minimal environmental impact during and after construction?

5. Benefits to the Church and Community:

- Are you open to discussing a Community Benefits Agreement with us?
- What benefits or compensations are you prepared to offer to the church and local community?

"...who desires all men to be saved and to come to the knowledge of the truth. 1 Ti. 2:4"

6. Long-term Engagement:

- How do you envision the relationship between the development and the church community in the long term?
- Is there a plan for ongoing communication and engagement with the church and local community post-construction?

7. Legal and Compliance Aspects:

- How will the Community Benefits Agreement be enforced, and what mechanisms will be
- in place to ensure compliance?
- Can you commit to regular updates and transparent communication throughout the project?

Additionally, we have specific concerns regarding:

- **Stormwater Management:**
 - How is the project addressing potential impacts on local storm water systems to prevent increased flooding risks?
- **Traffic Management:**
 - What strategies are being implemented to manage increased traffic, especially during church service hours and peak times?
- **Safety of Children:**
 - Given the frequent presence of children around our church, what safety measures are in place to mitigate any risks posed by the construction site?
- **Community Benefits Agreement:**
 - Could you provide details on the CBA for this construction project? We are interested in how the agreement addresses local community benefits and any provisions that might impact our church and congregation.

We appreciate your attention to these detailed inquiries. Our goal is to work collaboratively to ensure that the development proceeds with minimal disruption to our church activities and maximizes the benefits to our community.

We look forward to a comprehensive response and the opportunity for further discussion.

Thank you for your understanding and cooperation.

Sincerely,



Defence Lalawng
Chairman

cc: Van B. Thang
Church Member
Consultant

“...who desires all men to be saved and to come to the knowledge of the truth. 1 Ti. 2:4”