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July 20, 2022

The Honorable Gabe Alborno
President
Montgomery County Council
Council Office Building
100 Maryland Ave.
Rockville, MD 20850

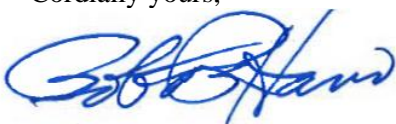
Re: Council Hearing – July 26, 2022
Commercial Uses – Light Vehicle Sales and Rental (ZTA 22–04)

Dear Council President Alborno:

We represent Lindsay Ford, a long time Montgomery County car dealership located in downtown Wheaton. The purpose of this letter is to indicate our support for ZTA–22–04, as modified by the Montgomery County Planning Board at its hearing on July 14.

By way of background, for many years Lindsay Ford has been operating a new car dealership on Viers Mill Road in downtown Wheaton. They have negotiated to sell that property for redevelopment as affordable housing, consistent with the site’s proximity to the Wheaton METRO Station and the many resources downtown Wheaton has to offer for such residents. Working with Network Realty Partners, they have identified an appropriate relocation site in Aspen Hill, where a Kmart store operated for many years until closing its doors recently. The location is perfect and the retail zoning for the site allows large discount stores up to 120,000 sq. ft. in size. It also allows outdoor automobile sales (typically considered as a used car lot) but does not permit the type of operations of a new car dealership, where there are indoor sales activities and service for customers. Working with your Staff and Staff from the Park and Planning Commission, the parties have drafted, and several Council members have sponsored, a Zoning Text Amendment to correct this inconsistency. This site, like other large NR zoned sites in the County is a suitable location for this operation, being at the intersection of Georgia Avenue and Connecticut Avenue, having sufficient space to enable new car dealership operations, and being well separated from single-family homes. Equally important, it will allow a long time County business to continue operating, providing employment for many county residents and sales and service for many more. We believe the Planning Board's revisions to the ZTA as initially proposed improve it and avoid any future ambiguities with respect to such operations.

Cordially yours,



Robert R. Harris

cc: The Honorable Andrew Friedson
The Honorable Evan Glass
The Honorable Tom Hucker
The Honorable Will Jawando
The Honorable Sidney Katz
The Honorable Nancy Navarro
The Honorable Craig Rice
The Honorable Hans Riemer
Livhu Ndou
Ben Berbert
John Smallwood
Bill Morris
Greg Trimmer