

OZAH NO. CU 25-02

APPLICATION OF CTC RETAIL, LLC & Weis Markets, Inc.

Automobile Filling Station

12825 Saint Clair Rd

Clarksburg, MD 20871

EXHIBIT LIST

1. Conditional Use Application
2. MNCPPC Checklist
3. Statement of the Case/Statement of Operations
4. Certified Zoning Map
5. Notice List
 - a. Adjoining and Confronting. (Supplied by Applicant)
 - b. HOA/Civic Associations
 - c. OZAH Mailing List
6. Traffic Statement
7. Owner Authorization Affidavit
 - a. Authorization Letter
8. Existing Features Plan
9. Conditional Use Plans
 - a. Cover Sheet
 - b. Approval Sheet
 - c. Conditional Use Site
 - d. Site Details Sheet
 - e. Landscape Plan and Details
10. Approved Natural Resources Inventory (NRI)/Forest Stand Delineation (FSD) Plan (3 sheets)
11. Final Forest Conservation Plans
 - a. Cover Sheet
 - b. Overall Plan
 - c. Final Forest Conservation Plan
 - d. Final Forest Conservation Plan 2
 - e. Final Forest Conservation Plan 3
 - f. Final Forest Conservation Plan Approval
 - g. Final Forest Conservation Tabulations
 - h. Final Forest Conservation Plan-Approval Sheet
 - i. Final Forest Conservation Plan-Approval Sheet
 - j. Final Forest Conservation Plan-Approval Sheet
12. Final Water Quality Plans
 - a. Cover Sheet
 - b. Composite Final Quality Site Plan
 - c. Final Water Quality Plan

- d. Final Water Quality Plan
- e. Final Water Quality Plan
- f. Final Water Quality Plan
- 13. Stormwater Management (SWM) Concept Plan Approval Letter
- 14. Record Plat 25584 or 61-58
- 15. Resumes
 - a. Kevin Foster
 - b. Tim Longfellow
 - c. David Samba
 - d. Edward M. Steere
- 16. Fire Access Site Plan
- 17. Open Space Plan
- 18. Circulation Plan
- 19. Color-Coded Utility Plan
- 20. Planning Board's Resolution dated 11.6.2008 and 12.11.2008
- 21. Planning Board's Resolution dated 07.23.15
- 22. Planning Board's Resolution dated 02.29.24
- 23. Statement of Justification
- 24. Sign Location Exhibit
- 25. Architectural Plan Exhibit
- 26. Lighting Plans
- 27. 9/12/2024- Applicant's Acceptance of the Posting of Signs.
- 28. 11/25/2024- Applicant's Attorney request to amend Conditional Use Application to add Weiss Markets, Inc as Applicant
- 29. 2/2/2024- Motion to Amend submitted by Keith Bennet on behalf of Applicant's Attorney
- 30. Revised Application for Conditional Use (*See Exhibit 1*)
- 31. Revised Statement of the Case and Case Operations (*See Exhibit 3*)
- 32. Revised Conditional Use Plan (Cover Sheet Only) (*See Exhibit 9a*)
- 33. Revised Fire Access Plan (*See Exhibit 16*)
- 34. Needs Analysis
- 35. 12/3/2024- Notice of Public Hearing
- 36. Staff Report Completed on 12/11/2024
 - a. Attachments
- 37. 12/20/2024-Applicants Prehearing Statement
- 38. 1/15/2025- Updated Needs Analysis
- 39. Letters of Support
 - a. Dennis Swihart (Emailed After hours on 1/17/2025)
 - b. Eric A. Krandi(1/29/2025)
 - c. Deborah D 'Attilio(1/29/2025)
 - d. Gregory Willitis (2/5/2025)
 - e. Heather & Erik Mann (2/7/2025)
 - f. Michael Herson (2/18/2025)
 - g. Clarksburg HOA Statement (2/18/2025)
 - h. Mark Liebermann(2/18/2025)
 - i. Steve Feather(2/18/2025)
- 40. Amy Presley Testimony (sent on 1/20/2025)

41. 1/21/2025- Request to be made party of Record from Amy Presley
- 42. Exhibits submitted by Amy Presley after hours 1.21.25 (Exhibits 43-47 & 50)**
43. Compliance Program Staff Report June 1, 2006
44. Compliance Plan
45. Planning Board Resolution dated June 15, 2006.
46. Staff Report Submission Revised Plans for Plan of Compliance
47. Corrections to Compliance Program Site Plans and Minor Changes
48. Affidavit of Posting submitted on 1/22/2025.
49. Opposition to Conditional Use Application submitted by Leslie Powell, Esq. on 1.17.25)
 - a. Clarksburg Town Center Plan of Compliance
 - b. Five Mile Radius of CTC
 - c. Destination Analysis Clarksburg
 - d. Tank Capacity
50. Preliminary Plan Final Water Quality and Site Plan submitted by Amy Presley
51. Email Exchanges between the Hearing Examiner, Robert Harris (Applicants Counsel), Amy Presley (Opposing Application) and Leslie Powell (Counsel for Opposing Parties) ; Re: Clarification on how to move forward with the Hearing based on late submissions, and Ms. Sokoni's email clarifying how hearing will proceed. (Emails sent between 1.21.25 & 1.22.2025)
52. Received at January 23rd hearing: Affidavit of Posting (Already marked as Exhibit 48)
53. Received at January 23rd hearing: Planning Board Resolution dated 3/25/24) from Applicant's Attorney Robert Harris.
54. Received at January 23rd hearing: Clarksburg Town Center Project Plan from Applicant's Attorney Robert Harris.
55. Planning Board Transmittal Letter received on January 10, 2025.
56. 2/23/2025- Email from the Hearing Examiner to Parties; Re: Outlining format for 2/20/2025 hearing.
57. Email exchange between the Hearing Examiner and Amy Presley; Re: Clarification on what needs to be addressed prior to hearing.
58. 2/5/2025- Email Exchange among the Hearing Examiner and Parties; Re: Procedure for 2/20/2025 hearing.
59. 2/5/2025- Overall Site Plan of Clarksburg Town Center
60. 2/5/2025- Subpoena Request from Leslie Powell, Esq.
61. 2/7/2025- Letter from Leslie Powell, Esq with attachments enclosed
 - a. Affidavit of Ajay Patel
 - b. Motion to Deny Conditional Use Application
 - i. Exhibits A to I
62. Opposition to Leslie Powell's Subpoena request submitted by Applicant's Attorney Robert Harris dated 2/6/2025.
63. 2/18/2025- Exhibits submitted by Applicant's Landscape Architect Keith Bennett
 - a. Map of Gas Stations within 1 mile
 - b. Project Location
64. 2/18/2025- Reply to Motion to Deny Conditional Use Application submitted by Robert Harris, Esq.
 - a. Attachments to Reply to Motion (Exhibits A to H)
65. 2/19/2025- Order regarding Leslie Powell's Subpoena Request issued by Hearing Examiner
66. 2/24/2025- Memorandum of Law submitted by Robert Harris, Esq.

- a. Attachments(Exhibits A through F)
- 67. 3/5/2025- Email Exchanges among the Hearing Examiner and Parties
- 68. *Replaced by 68a.*
 - a. Revised Settlement Agreement