

January 17, 2025

Montgomery County Maryland

Office of Zoning and Administrative Hearings

Re: CU 25-02, CTC Retail, LC

To Whom it May Concern:

This is a letter in support of the proposed Amendment to allow gas station pumps at the proposed Grocery site at Clarksburg Town Center.

I've lived with my family in Clarksburg since 2011. The idea of a New Town development, with a walkable, fairly dense community is mostly why I moved here, and I find that is really does promote a good social environment where you know your neighbors. But we still have to go elsewhere for most of our errands and for entertainment or eating out. I look forward to the day when I will see my neighbors in that aspect of my life as well.

Anyway, I've gone to most of the developer presentations on this, including the last one where the gas pumps were discussed. It seems to me that the pumps are in about the best location they could possibly be. The closest homes are a good distance away across Stringtown Road. I don't have a problem with having some gas pumps in this area as it's a needed amenity just like restaurants and a grocery. The location, with greenway on one side, and Stringtown Road on the other seems well suited for the Grocery Store and pumps, being right next to our neighborhood but without directly confronting any specific residences. The signs that have been requested are obviously needed. The retail site is certainly not ideal for the developer since it's not really visible from Frederick road and the only direct access from a main road is off of Stringtown. With the development up on a hill from that, it's just not as inviting as would be ideal for businesses. So, I think the developer's concerns should be taken seriously.

While many in the community were hoping for a higher end grocery store like a Whole Foods, I accept the reality that it's been hard to find a grocer willing to go in there. I like Weiss's business model of appealing to smaller communities and believe that they can become a part of our community more so than a larger, nationwide chain. So, I think we should give them what they need to succeed.

While there are always different opinions on development, I believe that I am in the majority, possibly the silent majority of wanting this project to continue and not get hung up because of vague “not in my backyard” sentiments. I feel the design is sensitive to our community and will be overwhelmingly positive for Clarksburg as a whole.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Swihart". The signature is written in a cursive, flowing style.

Dennis Swihart

23939 Catawba Hill Drive

Clarksburg, MD 20871