

**Clarksburg Homeowners Association, Inc.**

12901 Sugarloaf Chapel Drive # 15  
Clarksburg, MD 20871  
(301) 444-8680



February 11, 2025

Office of Zoning and Administrative Hearings  
Montgomery County Council, Maryland  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850

RE: CU 25-02, CTC Retail, LC.

Ms. Kathleen Byrne / Ms. Khandikile Sokoni:

The Clarksburg Town Center Homeowners Association Board of Directors, herein referred to as the Board is an entity of Clarksburg Town Center residential volunteers elected by fellow community and homeowner individuals. The residents entrust the Board to act on behalf of the Clarksburg Town Center Homeowners Association. The mission of the Board is to sustain and improve the quality of the community for all residents.

This letter aims to articulate the Board's position during the CU 25-02, CTC Retail, LC Zone hearing on Thursday, February 20, 2025. It may be presented during the hearing with or without the representation of any Board members. After deliberate discussion and extensive consideration, the Board believes it is in the best interest of the Clarksburg Town Center neighborhood to support Elm Street Development Company, herein referred to as the Applicant, in their endeavors to complete the buildout of the currently undeveloped retail portion of the Clarksburg Town Center.

The retail portion of the Clarksburg Town Center remains an uncompleted project that has been ongoing for over 20 years, with three different developers. The Board would like the project to move towards completion with the installation of an anchored grocery store. Weis Markets has signed a conditional use application with the Applicant to build on the Clarksburg Town Center, contingent upon including three (3) gas pumps within the Weis Market parking lot.

The inclusion of gas pumps is a minor variation from previous plans but one that the Board supports. Without the gas pumps, there would be no keystone grocery store and thus no other retailers. Consequently, the community would remain in the same uncompleted position it has been in for 20 years.

During the Montgomery County Planning Board meeting held on December 19, 2024, there was no opposition to the amendment. Furthermore, based on quantitative studies and statistical site study results, including gas pumps is both a neighborhood and county necessity. The Clarksburg trade area requires 13.2 million gallons of fuel per year. Last year, surrounding gas stations could only supply approximately 6 million gallons. The demand for fuel surpasses the town's supply. Allowing the Weis Market to install three gas pumps on their retail parcel, creates access to a convenient retail use that compliments the grocery store and benefits the residents of Town Center, the community and the County.

Based on the available information, the Board does not believe there are significant adverse implications for allowing Weis Markets to install gas pumps. The Board is in favor of the gas pumps. As a result, the Board supports the Applicant in continuing forward with this Zone hearings for a conditional use application to include gas pumps with the Weis Market build.

Questions, concerns, or any required follow-up correspondence for the Board can be communicated through the Community Association Management Team, (301) 444-8680. The entire board can also be contacted via email at [ExecutiveBoard@ClarksburgHOA.com](mailto:ExecutiveBoard@ClarksburgHOA.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Barnes", with a long horizontal flourish extending to the right.

Andrew Barnes, Board of Directors, President  
On behalf of Clarksburg Town Center,  
Clarksburg Homeowner's Association, Inc.

cc: Executive Board of Directors, Clarksburg Homeowner's Association,  
Inc.