



Potomac Conference
CORPORATION OF SEVENTH-DAY ADVENTISTS®

Office of the President

April 25, 2024

Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

RE: Sectional Map Amendment Implementing the Fairland Briggs Chaney Master Plan

Dear Councilmembers:

The Potomac Conference Corporation of Seventh-day Adventists has been closely involved in the Fairland and Briggs Chaney master planning process over the past few years. Our 11-acre undeveloped property located at 2131 East Randolph Road was the subject of significant review and deliberation by the Council as it formulated its final planning recommendations and ultimately approved the Fairland and Briggs Chaney Master Plan this past December. Specifically, the Council voted to revise the Planning Board's recommended 0.25 FAR commercial allocation under the CRT Zone to a CRN zoning designation that would encourage the development of a 100 percent residential community without the provision of neighborhood commercial or retail uses on the property. (see Property No. 13, Page 104, December 2023 Approved & Adopted Fairland and Briggs Chaney Master Plan).

The Conference accepts the decision of the Council that the CRN zone was a reasonable compromise for the property, and is in the process of working through our development partner and County Planning staff to revise our plans accordingly. We are committed to achieving a high-quality, vibrant, attractive residential community of various housing types to help satisfy the much-needed new housing objectives contained within the Fairland and Briggs Chaney Master Plan and the Thrive 2050 General Plan. The Conference supports the CRN zoning designation for our property in the Sectional Map Amendment as appropriate to achieve these objectives.

As the Council is aware, certain members of the adjacent Southern Asian Seventh-day Adventist Church (SASDAC) began voicing opposition to the sale and development of the Conference's East Randolph Road property, well after the Conference made the business decision to sell the property, *in consultation with SASDAC*, in 2019. We and our selected developer have worked closely with SASDAC as neighbors since 2019, and will continue to do so, to assure that SASDAC will not be adversely impacted by any proposed project at this location. It is unfortunate that the group of opposing SASDAC members have made false claims and disparaging comments

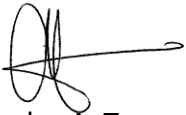


regarding the impact of having new housing and residents in the community. This is both inappropriate and does not reflect Seventh-day Adventist values of being welcoming to all persons, and serving the community at large. We respectfully request that the County Council look to its own goals, values, and vision for the area, including attractive new housing options that can bring new families and households to the neighborhood, in adopting the CRN zone for the property. For our part we will continue to respect the reasonable concerns of all neighbors in implementing future development. We have placed conditions upon any sale of the property and will carefully review any development plans to assure compatibility with SASDAC, the surrounding neighbors, and Seventh-day Adventist values.

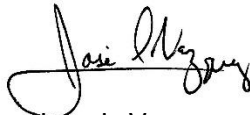
Seventh-day Adventists have a long history and commitment to Montgomery County, especially with respect to East County and the Fairland and Briggs Chaney area. Upon completion, a proposed residential project at this location can provide over 200 new family homes and will represent over \$100 million of private investment implementing the newly adopted Master Plan's guidance. A new residential community on our property can also be a catalyst for additional private investment in the Fairland and Briggs Chaney planning area and can help address the urgent need for new, attractive family housing options located within a short walk of the County's Flash transit line. The County Council has the full support of the Potomac Conference to adopt the CRN zone for the property through the Sectional Map Amendment to achieve the Fairland and Briggs Chaney planning objectives.

Thank you for your consideration of the Potomac Conference Corporation of Seventh-day Adventists in this matter, and we remain available to answer any questions you may have for us.

Respectfully,



Charles A. Tapp



Jose L. Vazquez



Karen L. Senecal

