

Pre-Submission Community Meeting Minutes
Dash In Food Stores, Inc.
Conditional Use Application
October 6, 2025

The pre-submission community meeting was held virtually through Zoom, with an optional dial-in number for those not joining online, on Monday, October 6, 2025. The meeting commenced promptly at 6:30 PM.

The following representatives of the development team attended the meeting:

Tony Williams	Wills Group
Bertha Ballew	Wills Group
Kevin Foster	Gutschick, Little and Weber, P.A.
Bhoopendra Prakash	The Plan Source
Pranisha Karanjit	The Plan Source
William Zeid	Kimley Horn
Stacy Silber	Lerch, Early & Brewer, Chtd.
Vince Biase	Lerch, Early & Brewer, Chtd.

Ms. Silber opened the meeting by welcoming attendees, introducing the development team, and inviting participants to sign-in and provide contact information for future correspondence via the virtual sign-in link circulated in the chat. She explained that although community meetings are not required for conditional use applications, Dash In felt it was important to proactively engage the community early in the process. Ms. Silber noted that a meeting summary would be included with the conditional use filing materials..

Mr. Williams provided an overview of the Wills Group/Dash In brand and their presence in Maryland, Virginia, and Delaware. He explained that Dash In intends to redevelop the former Red Lobster property at 15700 Shady Grove Road as a modern, full-service fueling station with a convenience store, in-bay car wash, and EV charging. Mr. Williams noted that both the proposed Dash In facility and the existing Shell station along Shady Grove Road are operated by affiliates of the Wills Group, and that the applicant intends to close the existing Shell upon the opening of the proposed development.

Members of the consultant team provided context for the site and the development proposal, including site orientation, surrounding uses, access conditions, and the property's GR zoning. The development team described existing conditions and explained that the existing building has been vacant for well over a year. The applicant presented site plan concepts that illustrate the proposed layout, including 12 fueling spaces, a ~4,800 square foot convenience store with in-store dining, and an in-bay automatic car wash located along the rear of the site. Slides depicting building architecture, canopy design, circulation improvements, landscaping enhancements, and stormwater management upgrades were presented attendees.

Ms. Silber noted that the proposed redevelopment would significantly increase green coverage on the site, proposing approximately 35% green area and approximately 50% tree canopy coverage within proposed parking areas, which is a substantial improvement over current conditions. The development team also explained that access to the site will continue to occur via the existing private drive shared with the adjacent uses, and that no new direct access to Shady Grove Road is proposed.

Ms. Silber provided an overview of the conditional use process and anticipated entitlement schedule. She stated that the team is currently in the pre-submission phase, anticipates filing the conditional use application in Fall 2025, and anticipates a public hearing before OZAH in Spring 2026. She reminded participants to sign-in using the virtual sign-in sheet to receive future filings, links, and notices.

The meeting concluded with an invitation for participants to ask questions. No questions were asked. Ms. Silber thanked participants for their time and reiterated that the development team would provide future updates to the contact list of those who signed in.

The meeting concluded at approximately 6:47 PM.