

**AFFIDAVIT OF COMMUNITY MEETING**

Hanes Properties Maryland LLC

18201 Hillcrest Avenue, Olney, Maryland

Preliminary Plan Application No. 120220070

1. I hereby certify that Hanes Properties Maryland LLC conducted a virtual pre-submission community meeting on Wednesday, May 11, 2022 at 7:00 p.m., via Zoom, in advance of submitting an application to amend the existing preliminary plan for 18201 Hillcrest Avenue in Olney, Maryland, in order to redevelop the subject property with a 10,220-square-foot, two-story medical office building, associated surface parking, and a widened, buffered sidewalk.

2. I hereby affirm that the community meeting was noticed and conducted in accordance with the requirements of the Montgomery County Zoning Code and the Montgomery County Planning Board's Development Review Manual.

I, Jennifer Wiggins, swear and affirm under penalty of perjury that the statements made herein are true and correct to the best of my knowledge, information, and belief.

Dated: July 5, 2022

*Jennifer Wiggins*

Jennifer Wiggins  
Attorney for the Applicant  
Bregman, Berbert, Schwartz & Gilday LLC

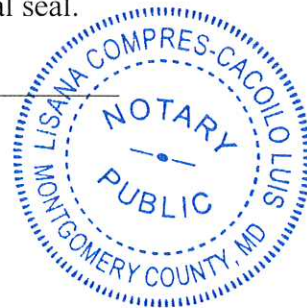
State of Maryland \*  
\* to Wit:  
County of Montgomery \*

On this 5<sup>th</sup> day of July, 2022, before me, the undersigned officer, personally appeared Jennifer Wiggins, known to me or satisfactorily proven to be the person whose name subscribed to the within instrument, and having been authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I herein set my hand and official seal.

*Lisana Compres-Cacilo Luis*

My commission expires: 6/30/24



April 26, 2022

*Via First Class Mail*

Dear Neighbor,

Hanes Properties-Maryland, LLC (“Hanes”) invites you to attend a Pre-Application Meeting to review plans for a new office building at 18201 Hillcrest Avenue, Olney, Maryland. This meeting will present the same material that was available for the community meeting held on April 20, 2022. A second meeting is being held because the first meeting was not properly advertised with an on-site sign.

The project site occupies approximately 28,000 square feet (a bit more than half an acre) of land on Hillcrest Avenue between the Olney Village Center Shopping Mall and Georgia Avenue. The site is a consolidation of two parcels of land and is zoned CRT-2.0, C-1.0, R-1.0, H-70 (Commercial Residential zone, maximum floor area ratio of 2, maximum height of 70 feet). Currently, the site is developed with a small house previously used as a child daycare center, surface parking and a small outbuilding.

Hanes plans to file an application in the next few weeks to subdivide the property to create a single lot from the two parcels. The proposed project consists of demolishing the existing, worn-out structures and building a two-story, 10,200-square foot office building and associated surface parking. It will have vehicular and pedestrian access from Hillcrest Road. Hanes proposes to satisfy the Public Open Space requirement for the project by donating to the Montgomery County Parks Department an adjoining piece of land that measures approximately 57,000 square feet (over an acre) and is almost entirely forested.

In compliance with the County's zoning ordinance, this meeting will be held to share the plans for this project with you. At this meeting, the applicant will describe the proposal and answer any questions you may have. The meeting will be held **virtually via Zoom on Wednesday, May 11, 2022, from 7:00 to 8:00 p.m.** To participate in the meeting, please see instructions on the second page of this letter.

Meeting participants will be asked to sign in by use of the meeting chat function or by email, and to indicate whether they would like to receive additional information about the project during the application review process. Meeting participants will have the opportunity to ask questions during the question-and-answer portion of the meeting by turning on their microphones and, if desired, cameras. Questions may also be submitted by email to [projectinfo@bregmanlaw.com](mailto:projectinfo@bregmanlaw.com) before the meeting. The materials to be presented at the meeting will be available to the public in advance, starting on May 6, 2022, at <https://www.bregmanlaw.com/blog/projectinfo/>.

### **Instructions to join the meeting**

#### **Join on your computer or mobile app**

A clickable link to join the meeting will be available starting May 6 at or by emailing [projectinfo@bregmanlaw.com](mailto:projectinfo@bregmanlaw.com). Alternatively, you may enter the following in your browser window:

Join Zoom Meeting  
<https://us02web.zoom.us/j/81324280746>

Meeting ID: 813 2428 0746

#### **Or call in (audio only)**

+1 301 715 8592  
Meeting ID: 813 2428 0746

If you have difficulty signing in to the meeting, please email [projectinfo@bregmanlaw.com](mailto:projectinfo@bregmanlaw.com).

To find out more about the development review process, please contact the Montgomery County Planning Department at 301-495-4610 or visit its website at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

We look forward to meeting with you on May 11.

Sincerely,

  
\_\_\_\_\_  
Françoise M. Carrier, Applicant's attorney

**Hanes Properties Maryland LLC  
Virtual Community Meeting  
for Preliminary Plan of Subdivision  
18201 Hillcrest Avenue, Olney  
May 11, 2022, 7:00 pm via Zoom**

**ATTENDEE LIST**

1. Joanne Church, 18200 Hillcrest Avenue  
[jchurch@rrconline.org](mailto:jchurch@rrconline.org)  
301.807.7079

**Hanes Properties Maryland LLC  
Virtual Community Meeting  
for Preliminary Plan of Subdivision  
18201 Hillcrest Avenue, Olney  
May 11, 2022, 7:00 pm via Zoom**

**Attendees for Applicant**

Ludwig Leskovar – Hanes Development  
Matthew Leskovar – Hanes Development  
Karen Carpenter – Kim Engineering  
Françoise Carrier – Bregman, Berbert, Schwartz & Gilday  
Jennifer (Lucy) Wiggins – Bregman, Berbert, Schwartz & Gilday

**Community Attendee**

Joanne Church, 18200 Hillcrest Avenue  
[jchurch@rrconline.org](mailto:jchurch@rrconline.org)  
301.807.7079

Ms. Carrier began the meeting at 7:11. The meeting was held virtually via Zoom and was attended by one person, who called in by telephone.

Ms. Carrier introduced the purpose of this meeting, which was held in advance of the filing by Hanes Development of a Preliminary Plan of Subdivision. Ms. Carrier introduced the attendees for the Applicant and began the prepared Power Point presentation.

Ms. Carrier explained that the Applicant is the owner of the property located at 18201 Hillcrest Avenue in downtown Olney. The Applicant is a family partnership that has owned the property for 24 years. The property was being used as a day care facility, but the day care center recently shut down. The Applicant want to invest in the Olney area by developing the property into a small office building for medical purposes, potentially with a dental office.

The current design anticipates a traditional looking two-story office building, in keeping with the character of the Olney Town Center. The Applicant is focused on bring a quality building to the Olney area.

Ms. Carrier then asked Ms. Carpenter to present the details of the proposed plan of subdivision.

Ms. Carpenter began the presentation by showing an aerial photograph of the overall area where the property is located as a way of orienting the location in the greater Olney area. Ms. Carpenter then showed a schematic of the project site and the property to be donated as a forested park directly adjacent and to the north of the property.

Ms. Carpenter stated that the property currently consists of approximately 0.5 acres and is zoned CRT. There is an existing building and a portable classroom on the Property. The Applicant

intends to remove both structures. There are currently a couple of landscape trees on the Property, but otherwise the property does not contain any natural features.

Ms. Carpenter then displayed the proposed plan, which showed the location of the proposed building and other features. Ms. Carpenter explained that the proposed improvements would include 43 parking spaces, of which two would be designated as disability parking, and three on-street parking spaces. Trash will be stored and collected at the rear of the property and screened. The Applicant will meet all stormwater management requirements with bioretention areas planted with appropriate plants.

Ms. Carpenter showed where the Applicant will also make improvements to the right of way by adding an 8-foot sidewalk and a row of street trees. There might also be a bike lane in the future.

Ms. Carpenter then turned to a description of the area north of the property that will be dedicated as a public park. The Applicant intends to remediate this area to remove all invasive species and replant with native trees. The Applicant will maintain the park for five years and then turn it over to the Montgomery County Parks Department.

Ms. Carpenter concluded her portion of the presentation by displaying a slide showing an architectural rendering of the proposed building. The proposed building has a traditional look, with the façade done in earth tones to fit in with the Olney neighborhood. There is a canopy overhang at the front and large windows to provide visual interest.

Ms. Carrier next explained the Applicant's milestone schedule, which included this pre-application community meeting. The Applicant intends to file the proposed plan of subdivision this Spring. The next milestone after filing is the Development Review Committee (DRC) meeting, which will likely happen over the summer. Ms. Carrier explained that the public is welcome to attend the DRC meeting, but that the public is not invited to participate in this meeting. Instead, the DRC meeting provides the Planning Board staff an opportunity to provide comments on the proposed project to the Applicant. After the DRC Meeting, the next milestone is the Planning Board Hearing, which is anticipated this fall. Ms. Carrier noted that the public can both attend and participate in the Planning Board Hearing. Lastly, the Applicant anticipates beginning construction in fall of 2023.

At this point, Ms. Carrier concluded the formal presentation and opened the floor to questions.

Ms. Church expressed concern that the street would be very crowded with the bike lane. She also stated that failing to stop at the stop signs at the intersection of Hillcrest and the Olney Village shopping center was an ongoing issue.

Ms. Carrier explained the County's Vision Zero plan that aims for no pedestrian or cyclist fatalities by 2030. To meet this goal, the Count has new rules for street design that includes narrower travel lanes and the construction of bike lanes.

Ms. Carrier indicated that the Applicant has been in discussions with the County concerning a bike lane at this location as it would only cover the small section of frontage at the property. The

Applicant has expressed concerns that the abrupt start and stop of the bike lane will cause confusion to both cyclists and drivers. The Applicant's preference is to put in street parking or make the grassy strip wider.

Ms. Carpenter added that, if approved, the street parking would be similar to what exists now at the commercial building next door to the property.

Ms. Carrier explained that the Applicant is interested in creating a vehicular exit from the property that allows for visual space for drivers to see each other. For example, the Applicant has only proposed three street parking spaces so there would be plenty of space to the left of the driveway.

Ms. Carpenter further noted that the design of the driveway exit was lined up with Hillcrest so it would create a 4-way stop

With no further questions, Ms. Carrier closed the meeting at approximately 7:45 p.m.

Prepared by:

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