

# Olney Town Center

ADVISORY COMMITTEE

Olney Town Center Advisory Committee  
PO Box 1164  
Olney, MD 20830

March 22, 2015

Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20901

Ref: OTCAC Recommends Approval of the Redevelopment Proposal for a Chick-fil-A  
at 18115 Georgia Avenue, Olney, MD

Dear Chairman Anderson and Members of the Planning Board:

The Olney Town Center Advisory Committee was authorized by the Montgomery County Planning Board in May 2006 to: 1) develop a concept for the Olney town center; 2) develop a concept plan for a civic center/town commons; and 3) to review development proposals within the town center and provide our recommendations to the Planning Board. *The purpose of this letter is to provide our recommendation on the development plan for 18115 Georgia Avenue in the Olney Town Center.*

The Chick-fil-A development team and members of our committee met on no fewer than seven occasions to discuss the redevelopment proposal and consider community input. The attached issue tracker provides the record of our discussions on several issues.

- Closed items have been addressed to our satisfaction.
- **The only unresolved issue we ask of the developer is to make a serious attempt with the neighboring land owners to the north and east to tie in the proposed east-west walkway with sensible connections to those parcels.**
- As of this writing, our committee is still awaiting confirmation from planning staff to verify that the public use space adds up to 10% of the land area.
- We would like the opportunity to view the signage plan in the event a sign variance is requested.

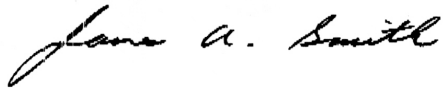
Pending resolution of these issues, their proposal, as they presented it at the March 10, 2015 GOCA meeting, meets our committee's approval.

During the course of our interaction, the development team accommodated several of our requests including: finding a way to prevent the drive-thru lane from passing between the

store and the front sidewalk; accommodating a safe environment for the outdoor seating; creating adequate pedestrian access both north-south and east-west; and assuring adequate public use space.

We recommend approval of this proposal. Thank you for the opportunity to provide comments on this proposal and for your consideration of the advisory committee's recommendation.

Sincerely,

A handwritten signature in cursive script that reads "James A. Smith". The signature is written in black ink and is positioned to the left of the typed name.

James A. Smith, Chair  
Olney Town Center Advisory Committee