

**PLANNING COMMISSION**  
**APPROVES GLOBAL MISSION CHURCH MEGACOMPLEX**

**SCA TO APPEAL**

At the close of a hearing on November 14, the Frederick County Planning Commission **approved** (with conditions) the application of the **Global Mission Church** (GMC) to construct a megachurch in the agricultural zone along I-270 and Old Hundred Road. See the Frederick County Planning Commission Staff Report dated November 8, 2012 for details of this application. [[See Nov 8 staff report here.](#)]

SCA filed written testimony, and SCA members testified orally, in opposition to the proposal. In reaching its decision, the Commission ignored a November 13 letter from the director of the **Montgomery County Planning Board** expressing **strong opposition** to approval of the application. [[See Nov 13 letter here.](#)]

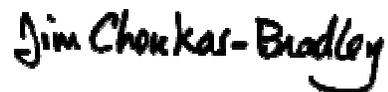
The proposed GMC megacomplex, with over 118,000 square feet of building space on a footprint of 65,580 square feet, and 7.5 acres of impervious surface, will fundamentally change the character of the rural landscape in the viewshed of Sugarloaf Mountain. SCA is joining with the Montgomery Countryside Alliance to engage noted land use attorney Michele Rosenfeld to **appeal** the decision to the Frederick County Board of Appeals. Private land owners on Dr. Perry Road are already in litigation with GMC over the emergency access road.

GMC's original application was rejected in 2009. The approved application, as amended, adds a secondary access road for emergency vehicles and caps the size of the septic tank at 4,999 gallons. But SCA and others are convinced that a **septic system** of that size will be grossly inadequate for the sanctuary, kitchen, dining hall, multipurpose hall, meeting rooms, classrooms and double gymnasium GMC plans for its megacomplex, thus threatening the environmental quality of Little Bennett Creek and the sole source aquifer. State Sen. Rob Garagiola has written to the Maryland Department of the Environment on December 4 requesting a meeting to discuss these concerns. [[Link to Dec 4 letter here.](#)]

Public access to the site is planned from Old Hundred Road over a new road and a bridge crossing Little Bennett Creek. Old Hundred Road is a rural rustic road. No adequate **traffic study** has been undertaken to determine the impact of traffic flow to and from the site or the impact on cyclists, visitors to Sugarloaf Mountain, and others enjoying the Montgomery County Agricultural Reserve. State Sen. Rob Garagiola wrote to the Maryland Department of Transportation on November 20, 2012 to request a traffic study [\[See Nov 20 letter here.\]](#)

SCA seeks **your involvement and support** in this important matter. This is a major threat to the agricultural nature of the Sugarloaf country and a public health threat to all of us served by the sole source aquifer. SCA also expresses our community's gratitude to our State Senator Rob Garagiola for his committed response to this enormous threat.

We will keep you apprised of developments. In the meantime, please do not hesitate to contact me at [president@sugarloafcitizens.org](mailto:president@sugarloafcitizens.org).

A handwritten signature in black ink that reads "Jim Choukas-Bradley". The signature is written in a cursive, slightly slanted style.

Jim Choukas-Bradley, President