

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, February 27, 2025
2425 Reedie Drive
Wheaton, MD 20902
301-495-4605

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, February 27, 2025, beginning at 1:35 p.m. and adjourning at 9:07 p.m.

Present were Chair Artie Harris, Vice Chair Mitra Pedoeem, and Commissioners Shawn Bartley, James Hedrick, and Josh Linden.

Items 1 through 7 and Items 9 and 10 were discussed in that order and reported in the attached Minutes.

The Silver Spring Design Advisory Panel Reappointment and Item 8 were postponed to March 6, 2025.

The Planning Board recessed for dinner at 5:14 p.m. and reconvened in the auditorium and via video conference to return to open session at 6:11 p.m. for the evening session to receive testimony for the Master Plan Public Hearing for the University Boulevard Corridor Plan, as reported in the attached Minutes.

Commissioner Linden attended the Public Hearing for the University Boulevard Corridor Plan item virtually.

There being no further business, the meeting adjourned at 9:07 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 6, 2025, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Resolutions submitted for adoption.

B. Approval of Minutes

1. Minutes for January 30, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of January 30, 2025, as submitted.

2. Minutes for February 6, 2025

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0-2

Other: Commissioners Bartley and Hedrick abstained due to being necessarily absent for the February 6, 2025 hearing.

Action: Approved Planning Board Meeting Minutes of February 6, 2025, as submitted.

C. Other Preliminary Matters

POSTPONED - Silver Spring Design Advisory Panel Reappointment

A. Margolies

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed to March 6, 2025.

Item 2. Record Plats (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

PLD Lot 25 Redevelopment, Mandatory Referral No. MR2025005, Preliminary Plan No. 120250040, Site Plan No. 820250030, and Forest Conservation No. F20250110 Extension Request No. 2 - Request to extend the regulatory review period two months until April 24, 2025.

Application to create one lot for a 230,000 square foot mixed-use building containing up to 235 units with 20 percent MPDUs, including up to 228 multifamily units and 7 live work units and public parking, one lot for dedication of public parkland, and abandonment of a public alley; 1.88 acres; located approximately 130 ft east of Wisconsin Avenue on the block bounded by Maple Avenue, Tilbury Street, Highland Avenue, and a public alley; CR-3.0, C-2.0, R-2.75, H-70, CRT-0.5, C-0.25, R- 0.5, H-70 and Bethesda Overlay Zone (BOZ); 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of extension request.

G. Bogdan

2811 14th Street NE Gospel Hall, Inc. Church (211 Ednor Road), Preliminary Plan No. 120250050: Regulatory Review Extension Request No. 1 - Request to extend the regulatory review period until April 24, 2025.

Application to create one lot for an existing detached dwelling unit, one lot for an existing cellular telecommunication tower and a new 10,549 square feet religious assembly building, one parcel for park dedication, and other site-related improvements; 211 Ednor Road; 15 acres; RE-2; 1997 Cloverly Master Plan.

Staff Recommendation: Approval of the extension request.

P. Estes

Rickman Property, Preliminary Plan No. 120250060: Regulatory Extension Request No. 1 - Request to extend the regulatory review period until April 27, 2025.

Application to create one lot for up to 40,451 square feet of light industrial uses, composed of 17,765 square feet of warehouse use, 14,400 square feet of office use, 5,000 square feet of lighting manufacturing use, and 3,286 feet of retail use; 18849 Woodfield Road; 6.23 acres; IL-1.0, H-50 and Upper Rock Creek Overlay Zone; 2004 Upper Rock Creek Area Master Plan.

Staff Recommendation: Approval of the extension request.

J. Server

Cavanaugh Family Parcel, Administrative Subdivision Plan No. 620240180 and Preliminary/Final Forest Conservation Plan No. F20240560 Regulatory Review Extension Request No. 3 - Request to extend the regulatory review period until April 17, 2025.

Application to create one lot for new a single-family dwelling; located at 6910 Damascus Road; AR Zone; 2006 Damascus Master Plan.

Staff Recommendation: Approval of the extension request.

M. Clayborne

Mohammed Residence, Administrative Subdivision Plan No. 620240210: Regulatory Extension Request No. 1 - Request to extend the regulatory review period until May 15, 2025.

An application to create one lot from one parcel in order to construct one residence; Located on Game Preserve Road, approximately 2,000 feet west of I-270; On approximately 1.11 acres zoned R-200; Within the 2024 Great Seneca Master Plan area.

Staff recommendation: Approval of the extension request.

A. Lindsey

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Regulatory Extension Requests cited above.

MHP Amherst Preliminary Plan No. 120250010, Site Plan No. 820250010, and Forest Conservation Plan No. F20250080 Extension Request No. 1 - Request to extend the regulatory review period until May 15, 2025.

Application to create a mixed-income, affordable, residential development containing 272 multifamily dwelling units, 39 townhomes, structured parking, a 42,000 square foot County Arts and Cultural Center, and up to 20,000 square feet of commercial space; located in downtown Wheaton, north of Blueridge Avenue, between Georgia Avenue and Elkin Street; CR-2.0, C-1.5, R-1.5, H-75 Zone; 6.14 acres; 2012 Wheaton CBD and Vicinity Sector Plan.

Staff recommendation: Approval of the extension request.

T. Leftwich/E. Fowler

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Chair Harris recused himself from voting on the extension request.

Action: Approved Staff recommendation for approval of the Regulatory Extension Request cited above.

Item 4. Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori gave a brief overview of the Esri Federal GIS Conference, recent Third Place Blog posts, and analysis of The Development Pipeline. Mr. Sartori discussed The Development Pipeline at a glance including inventory of unbuilt units and commercial space in development projects approved by the Planning Board, organization, total unbuilt unit count, and total projects. Mr. Sartori also discussed examples of pipeline projects with outstanding unbuilt units as well as the scope of work for The Development Pipeline analysis.

The Board asked questions about development pipeline projects, reasoning for unbuilt development projects, inclusion of senior housing projects, and examples of projects producing units delivered.

Staff offered comments and responses to the Board's questions.

Item 5. Legislative Update

- HB 352/SB 321 - DLS Budget – Recommendations to modify or eliminate funding for land preservation programs
- HB 1466/SB 0891 – Land use and Real Property – Accessory Dwelling Units – Requirements and Prohibitions
- HB 1036/SB 0931 – Public Utilities – Generating Stations – Generation and Siting (Renewable Energy Certainty Act)

D. Borden

BOARD ACTION

Motion: Linden/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation to oppose Bill HB 352/SB 321.

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation to support Bill HB 1466/SB 0891 with amendments.

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing on Bill HB 1036/SB 0931.

Jordan Baucum Colbert, Government Affairs Liaison, briefed the Board on Bills HB 352/SB 321, HB 1466 /SB 0891, and HB 1036/SB 0931. Further information on the bills can be found under the Agenda for February 27, 2025.

The Board asked if Bill HB 352/SB 321 had been reviewed with the Parks Department and Ms. Baucum Colbert offered comments and responses.

The Board also asked questions about Bill HB 1466/SB 0891 regarding whether the intent of the bill would affect Montgomery County Code regulations for Accessory Dwelling Units. Staff, including Emily Vaias, Principal Counsel, offered comments and responses.

Lastly, the Board asked questions regarding full tax abatement and agrivoltaics for Bill HB 1036/SB 0931, and Ms. Baucum Colbert offered comments and responses.

Item 6. Eastern Silver Spring Communities Plan Visioning Update

Staff will brief the Planning Board on the plan's community visioning to date, including what they have heard from the community and who they have reached through the process so far.

L. Stamm

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Lauren Stamm, Planner III, offered a multi-media presentation regarding an update on the Eastern Silver Spring Communities Plan Visioning. Further information can be found in the Staff Report dated February 7, 2025.

Ms. Stamm discussed the Plan border, timeline, and community visioning to date. Ms. Stamm stated the community visioning started in Fall 2024, and the team reached over 700 community members through community events, including the Long Branch Festival and the Clifton Park Baptist Church Health Fair, two plan-wide open-houses, and an online questionnaire.

Ms. Stamm discussed the study area demographics, community needs, important places, important destinations, Long Branch, transportation, priorities for future growth corridors, Parks, environmental concerns, and businesses. Lastly, Ms. Stamm discussed next steps for the Plan.

Item 7. Wilgus II at Northpark, Sketch Plan Amendment No. 32019007A (Public Hearing)

Request to replace the previously approved mixed-use development with 138 back-to-back two-unit condominiums, and revise associated conditions of approval and public benefits; located at the northwest quadrant of the intersection of Montrose Parkway and Towne Road; on the remaining 4.02-acres (out of 16.64 acres tract) of land zoned CR-2.0, C-1.0, R-1.5, H-200 and CR-2.0, C-0.25, R-1.75, H-75; within the 2018 White Flint 2 Sector Plan area.

Staff Recommendation: Approval with conditions

T. Graham

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Sketch Plan Amendment cited above, subject to conditions as modified during the hearing, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Tamika Graham, Planner III, offered a multi-media presentation regarding Wilgus II at Northpark. Further information can be found in the Staff Report dated February 13, 2025.

Ms. Graham stated the Applicant is requesting approval to decrease the overall project density from the previously approved 1,274,498 square feet (1.76 FAR) to 1,030,662 square feet (1.43 FAR). Commercial density is proposed to be removed from the project and residential density is proposed to increase by 4,873 square feet. Ms. Graham stated the Applicant is also requesting to replace the previously approved mid-rise and high-rise apartments with back-to-back two-unit dwellings, which would be a change from an estimated 604 units to 138 units. Ms. Graham also noted the amendment proposes the removal of conditions tied to the apartment buildings as well, although the Applicant is proposing to increase the Eastern Urban Plaza from 0.44-acres to 0.60 because of the new site layout.

Lastly, Ms. Graham noted removal of Condition 7.d regarding the green roof and cool roof percentage for the multi-family portion of the development.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the POPS Park, unit layout, market conditions for metro centered housing, and parking. Mr. Harris offered further comments requesting the removal of Sketch Plan Condition Number 7.v regarding the evaluation of undergrounding utilities along Towne Road and Site Plan Condition Number 4.a.i regarding financial contribution for a school or park within the area.

The Board asked questions regarding unit makeup, the POPS Park, types of units (rental/ownership) needed most within the County, reasoning for not considering a mid-rise multi-family building on the smaller parcel, parking, street activation, density, estimated cost and size of the units, potential school/park contribution, age of utility poles located on Towne Road, what the

Montgomery County Planning Board
Public Meeting Minutes of February 27, 2025

original validity period was, if stick-built construction was considered, and timeline for the Preliminary Plan and Site Plan.

Staff, including Robert Kronenberg, Deputy Director of Planning and Carrie Sanders, Chief of Midcounty Planning, offered comments and responses to the Board's questions.

Esra Soyututan of Vika Maryland, LLC offered comments on behalf of the Applicant regarding parking.

Greg Ruff of TriPointe Homes, the Applicant, offered comments regarding the potential cost and size of the units and timing of the Preliminary Plan and Site Plan.

The Board held further discussion regarding the potential removal of conditions concerning the undergrounding of utilities and school/park contribution. The Board agreed by consensus against removal of Condition Numbers 7.v and 4.a.i, and recommended review of the school/park financial contribution at the time of Preliminary Plan and Site Plan. The Board also requested the Applicant evaluate and provide analysis for potential cost for undergrounding utilities and sidewalk alignment at the time of Preliminary Plan and Site Plan as well.

Item 8. POSTPONED - Glenmont Corridors Opportunity Study

Results for the Glenmont Corridors Opportunity Study

Staff recommendation: Receive briefing on the Glenmont Corridors Opportunity Study and transmit to the Montgomery County Council.

Z. Adrianvala

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed to March 6, 2025.

Item 9. Zoning Text Amendment 25-01 Self-Storage – Civic and Institutional (Street Activation and Vacancy Elimination – S.A.V.E.) (Public Hearing)

ZTA 25-01 would allow the use Self-Storage above the ground floor in the CR zone, if it is an adaptive reuse of a vacant office building, and has a Charitable, Philanthropic Institution or a Cultural Institution use on the ground floor.

Staff Recommendation: Transmit comments to the District Council supporting the ZTA with comments.

B. Berbert

BOARD ACTION

Motion: **Pedoeem/Hedrick**

Vote: **3-2**

Other: **Commissioners Bartley and Linden were opposed and voted nay.**

Action: **Approved Staff recommendation for approval to transmit comments to District Council, as stated in a transmittal letter to be prepared at a later date.**

Benjamin Berbert, Planner III, offered a multi-media presentation regarding Zoning Text Amendment 25-01 Self-Storage – Civic and Institutional (Street Activation and Vacancy Elimination – S.A.V.E.). Further information can be found in the Staff Report dated February 21, 2025.

Mr. Berbert stated ZTA 25-01 would allow self-storage use above the ground floor in the CR zone, if it is an adaptive reuse of a vacant office building, and has a Charitable, Philanthropic Institution or a Cultural Institution use on the ground floor. Mr. Berbert gave an overview of the new limited use standards, self-storage market analysis, and recommended modifications.

Mr. Berbert stated Staff recommends supporting ZTA 25-01 with recommendations to consider requiring proof of infeasibility to demolish or convert the building to residential use, and to expand the allowed ground floor activating uses to include other institutional and retail uses.

Stacy Silber of Lerch, Early, and Brewer offered comments regarding viable uses for persistent vacant buildings that could potentially be utilized with other creative uses.

The Board asked questions regarding how practical demolition is determined, reasoning for defined specific uses for ground floor activation, potential for ground floor use guarantee, renovation language, community input, and possible consideration to allow as conditional use versus limited use.

Staff offered comments and responses to the Board's questions.

Item 10. Climate Assessments for ZTA 25-02 Workforce Housing – Development Standards and 25-03 Expedited Approvals – Commercial to Residential Reconstruction (Public Hearing)

Planning Staff will brief the Planning Board on the climate assessments for ZTAs 25-02 and 25-03 to transmit the assessments one week before the District Council public hearing on 3/11. Planning staff will present analysis and recommendations on the Housing NOW package to the Planning Board on 3/6, including ZTAs 25-02 and 25-03.

A. ZTA 25-02 Workforce Housing: Development Standards: This ZTA would allow additional types of residential dwelling units along select transportation corridors through a new Workforce Housing optional method of development in the R-200, R-90, R-60, and R-40 zones.

B. ZTA 25-03 Expedited Approvals: Commercial to Residential Reconstruction: This ZTA would create a new Commercial to Residential Reconstruction use, establish a new expedited approval plan type, and allow reallocation of commercial FAR to residential in certain employment zones. *Staff Recommendation: Transmit the climate assessments to the District Council for ZTA 25-02 and ZTA 25-03.*

M. Symborski/B. Berbert

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit the Climate Assessment for ZTA 25-02 to the District Council, as stated in a transmittal letter to be prepared at a later date.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit the Climate Assessment regarding ZTA 25-03 to the District Council, as stated in a transmittal letter to be prepared at a later date.

Jason Sartori, Planning Director, offered brief opening remarks and Benjamin Berbert, Planner III, offered a multi-media presentation regarding Zoning Text Amendments 25-02 and 25-03. Further information can be found in the Staff Report dated February 21, 2025.

Mr. Berbert stated ZTA 25-02 Workforce Housing – Development Standards is intended to accelerate the construction of Workforce Housing through the creation of a new Optional Method Workforce Housing (OMWH) development. Mr. Berbert explained the OMWH would allow additional building types into the residential detached zones including a new triplex building type, and the addition of apartment buildings that can meet the development standards. Mr. Berbert noted OMWH developments would also need to provide 15 percent of units as Workforce

Housing. The ZTA also updates the development standards tables of all the existing zones and methods of development within the zoning code that allow townhouses to also allow triplex buildings. Mr. Berbert discussed the Climate Assessment for ZTA 25-02 and noted Staff identified minor to moderate negative and positive impacts on greenhouse gas emissions and carbon sequestration, and both positive and negative impacts on community resilience and adaptive capacity. Mr. Berbert discussed potential amendments and other actions that could help to reduce the negative impacts in greater detail.

Mr. Berbert stated ZTA 25-03 Expedited Approvals – Commercial to Residential Reconstruction directly addresses some of the challenges with converting underutilized commercial spaces into residential uses. Mr. Berbert discussed the Climate Assessment for ZTA 25-03 and noted Staff identified mostly minor to moderate positive and negative impacts to greenhouse gas emissions, sequestration, resilience, and adaptive capacity.

Lastly, Mr. Berbert stated Staff recommends transmitting the climate assessment for ZTA 25-02 with the recommended amendments to on-site vehicle parking, conveyance of lot-to-lot runoff, stormwater waivers, and tree plantings, as well as transmitting the climate assessment for 25-03 without any additional amendments.

Abbe Milstein of Luxmanor Citizens Association testified regarding the impacts of stormwater runoff on the communities included within the Luxmanor Citizens Association as well as the negative impacts of ZTA 25-02 including unregulated development, loss of tree canopy, and lack of stormwater management regulations.

The Board asked questions regarding positive impact versus negative impact and tree canopy requirements.

Staff offered comments and responses to the Board's questions.

The Board also held further discussion regarding banning stormwater management waivers, and Staff recommended transmitting the climate assessments as drafted with additional comments forwarded upon transmittal of ZTA 25-02 if needed.

Master Plan Public Hearing - University Boulevard Corridor Plan Public Hearing

Public Hearing for the University Boulevard Corridor Plan

Staff Recommendation: Receive Public Testimony on the Public Hearing Draft of the University Boulevard Corridor Plan

Z. Adrianvala

BOARD ACTION

Motion:

Vote:

Other:

Action: Received testimony.

The Public Hearing began at 6:11 p.m. Zubin Adrianvala, Planner III, offered a multi-media presentation, read a statement of record, and gave a brief overview of the University Boulevard Corridor Plan and schedule. Mr. Adrianvala also requested the record remain open until March 13, 2025. Further information can be found in the Staff Report dated February 20, 2025.

The following individuals offered testimony:

In Person:

Aaron Droller (Individual)
Sheila Xiah Kragie (Individual)
Sharon Canavan (Northwood Four Corners Civic Association)
Jonathan Aghion (Individual)
John Holden (Individual)
Eric Gabler (Individual)
Jeff Lesperance (South Four Corners Citizens Association)
James Williamson (Individual)
Kimberly Graham (Individual)
Jose Masini Torres (Individual)
Jeremy Rosenthal (Individual)
Noam Kovacs (Individual)
Sanjida Rangwala (Individual)
Caroline Namrow (Individual)
Rabbi Merkin (Yeshiva of Greater Washington)
Alison Gillespie (Individual)
Daniel Marcin (Individual)
Manasseh Katz (Individual)
Simcha Merkin (Individual)
Brit Siman-Tov (Individual)
Nina Nethery (Individual)
Tal Kerem (Individual)
Michelle Penn (Individual)
Arnold Kling (Individual)

Montgomery County Planning Board
Public Meeting Minutes of February 27, 2025

Elisheva Carl (Individual)
Roman Nelsen (Individual)
Cheryl Broth (Individual)
Nelson Moskowitz (Individual)
Pauline Munz (Individual)
Alana Fine (Individual)
Rebecca Wood (Individual)
Miriam Lansky (Individual)
Paul Werner (Individual)
Elana Stein (Individual)
Harriet Quinn (Individual)
Aliza Blumenfeld (Individual)
Carole Silvermetz (Individual)
Jeff Shinensky (Individual)
Bracha Orlansky (Individual)
Joshua Seidemann (Young Israel Shomrai Emunah of Greater Washington)
Sarah Dollman (YISE Nursery School)
Jonathan Stephanoff (Individual)
Richard Weinstein (Individual)
Bella Kontsevaya (Individual)
Elliott Reingold (Individual)
Samuel Wolf (Individual)
Sylvia Fine (Springbrook Forest Citizens Association)
Brett Fine (Individual)
Albert Roffe (Individual)
Leon Roffe (Individual)
Kelly Burns (Individual)
Dean Grayson (Individual)
Jeremy Baer (Individual)
Nathan Witztum (Individual)
Michelle Gross (Individual)
Ira Unger (Individual)

Via Teams:

Elon Kragie-Bates (Individual)
Harry Naftalowitz (Individual)
Alexander Campbell (Individual)
Carol Lazar (Individual)
Stephen Blank (Individual)
Joe Elbaum (Individual)
Julie Gilbert (Individual)
Lisa Lederman (Individual)
Jordana Gilbert Honick (Individual)
Jonathan Katz (Individual)

Montgomery County Planning Board
Public Meeting Minutes of February 27, 2025

Miriam Zaghi (Individual)
Miriam Stein (Individual)
Jane Lyons-Raeder (Individual)
Roman Povcher (Individual)
Larry Jaffe (Individual)
Nick Brady (Woodmoor Pinecrest Citizens Association)

Mr. Bear and Mr. Jaffe offered multi-media presentations with their testimony.

The Public Hearing ended at 9:07 p.m.