

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY
Thursday, March 27, 2025
2425 Reddie 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, March 27, 2025, beginning at 10:04 a.m. and adjourning at 2:54 p.m.

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

Items 1 through 3, Item 7, Item 8, and Item 10 were discussed in that order and reported in the attached Minutes.

Item 4 was removed from the Agenda, Item 5 was postponed, and Item 6 was postponed until April 3, 2025.

The Planning Board recessed for lunch at 11:33 p.m. and reconvened in the auditorium and via video conference to return to open session at 12:31 p.m. to discuss Items 11 and 12, as reported in the attached Minutes.

Item 9 was postponed until April 24, 2025.

There being no further business, the meeting adjourned at 2:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 3, 2025, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich
Technical Writer/Legal Assistant

MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

1. Brighton Station STATCOM Expansion Forest Conservation Plan No. F20250240 – MCPB No. 25-024

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0-2

Other: Commissioners Bartley and Hedrick were absent for the original vote and not eligible to vote.

Action: Adopted the Resolution cited above, as submitted.

2. Wilgus II at Northpark, Sketch Plan Amendment No. 32019007A – MCPB No. 25-025

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Adopted the Resolution cited above, as submitted.

3. 16998 Overhill Rd Preliminary Plan No. 120240060 – MCPB No. 25-020
4. 16998 Overhill Rd Forest Conservation Plan No. F20230100 – MCPB No. 25-021

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0-1

Other: Commissioner Bartley was absent for the original vote and not eligible to vote.

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for February 27, 2025
2. Minutes for March 6, 2025
3. Minutes for March 13, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of February 27, 2025, March 6, 2025, and March 13, 2025, as submitted.

C. Other Preliminary Matters

- 1. Corrected Resolution 7749 Old Georgetown Road, Preliminary Plan No. 120240070 – MCPB No. 25-014**

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved and adopted the Corrected Resolution cited above, as submitted.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250160, National Chatauqua of Glen Echo

R-60 zone, 1 lot; located on the west side of Oxford Road, 210 feet south of MacArthur Boulevard; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Record Plat cited above, as submitted.

Item 3. Regulatory Extension Requests (Public Hearing)

Bergfield Tract: Preliminary Plan No. 120240130 and Forest Conservation Plan No. F20241050, Regulatory Extension Request No. 3 - Request to extend regulatory review period until May 31, 2025.

Extension for two applications to address agency comments related to the stormwater management concept plan; located at 8800 Brookville Road, Silver Spring; IM-2.5, H-50 zone; 9.93 acres; 2017 Greater Lyttonsville Sector Plan.

Staff Recommendation: Approval of the Extension Request

T. Gatling

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

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Item 4. REMOVED - Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: **Removed.**

Item 5. POSTPONED - 8676 Georgia Avenue Site Plan No. 820250050 (Public Hearing)

Request to construct a mixed-use building with up to 500,000 square feet of total density, to include up to 20,000 square feet of ground floor commercial uses and up to 480,000 square feet of residential uses for up to 493 multifamily dwelling units, with 15.1 percent MPDUs, utilizing 226,500 square feet of Downtown Silver Spring Overlay Zone Density with an associated Civic Improvement Fund contribution, and rehabilitation of the designated Historic Tastee Diner. On 1.04 acres located at the southern quadrant of the intersection of Georgia Avenue and Cameron Street, Silver Spring; zoned CR-5.0 C-5.0 R-5.0 H-300 and Downtown Silver Spring Overlay Zone; 2022 Silver Spring Downtown and Adjacent Communities Plan.

Staff Recommendation: Approval with Conditions

A. Bossi

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed.

Item 6. POSTPONED - University Boulevard Corridor Plan – Work Session Number 2

Work Session Number 2 for the University Boulevard Corridor Plan

Staff recommendation: Discuss the University Boulevard Corridor Plan and provide guidance to Staff.

Z. Adrianvala

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed to April 3, 2025.

Item 7. PLD Lot 25 Redevelopment, Mandatory Referral No. MR2025005, Preliminary Plan No. 120250040, Site Plan No. 820250030 and Forest Conservation No. F20250110 (Public Hearing)

1.88 acres; located approximately 130 feet 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. Project includes the following applications:

A. Mandatory Referral No. MR2025005: Mandatory Referral for the disposition of Lot #25 and dedication and construction of the Eastern Greenway public park.

B. Preliminary Plan No. 120250040: Request to create two lots and abandon a portion of a public alley.

C. Site Plan No. 820250030: Request to construct a mixed-use building with a maximum density of 230,000 square feet for up to 235 dwelling units with 20 percent MPDUs, including up to 7,891 square feet of nonresidential uses for up to 8 live/work units, up to 222,109 square feet of residential uses for up to 227 multifamily dwelling units, utilization of 110,061 square feet of Bethesda Overlay Zone Density, structured parking including up to 145 public parking spaces, a request to increase height from the mapped 70 feet to 83 feet for the provision of a major public facility, and construction of 14,995 square feet of the Eastern Greenway public park.

D. Forest Conservation Plan No. F20250110: Forest Conservation Plan for the proposed mixed-use development and Eastern Greenway public parkland.

Staff Recommendation: Approval with conditions and transmittal of comments to Montgomery County Department of Transportation (MCDOT).

G. Bogdan

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the Montgomery County Department of Transportation, 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 of the Preliminary Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

C. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

D. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Grace Bogdan, Planner IV, offered a multi-media presentation regarding PLD Lot 25. Further information can be found in the Staff Report dated March 17, 2025.

Ms. Bogdan stated the applications are related to a General Development Agreement with the County to redevelop two County-owned surface parking lots in downtown Bethesda, Lots #25 and #44. Ms. Bogdan noted the project will provide a new mixed-use building with up to 235 dwelling units with 20 percent Moderately Priced Dwelling Units (MPDUs) ranging from 50-70 percent AMI, structured parking including 145 public parking spaces as a replacement of the surface parking lots, and construction and dedication of a portion of the Sector Planned Eastern Greenway to be managed by the M-NCPPC Montgomery County Department of Parks. Ms. Bogdan stated the Applicant is also requesting to abandon an unimproved public alley totaling 2,900 square feet that bisects the property and increase the building height to 83 feet, which is beyond the mapped 70 feet for the provision of the public parking and Eastern Greenway.

Ms. Bogdan discussed the access and circulation, Eastern Greenway, architecture, residential compatibility, and noted no Park Impact Payment (PIP) is required. Ms. Bogdan also explained the Forest Conservation Plan for the project noting a 0.24-acre afforestation requirement, which will be met by offsite banking or a fee-in-lieu payment, and mitigation for the removal of two specimen trees to be planted in the Eastern Greenway.

Ms. Bogdan stated one email was received with questions regarding funding and timeline.

Lastly, Ms. Bogdan discussed corrections to Site Plan Conditions 1 and 3.c regarding the live work units and PIP payment, as well as Site Plan Finding 2H.i regarding Data Table Number 7. Ms. Bogdan noted a correction to Forest Conservation Plan Condition Number 3 regarding an approved Certificate of Compliance.

Matt Gordon of Selzer Gurvitch offered brief comments on behalf of the Applicant and noted agreement to Staff's conditions as amended.

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Ryan Kim of Monument Realty offered comments regarding the project and projected timeline.

The Board asked questions regarding dedication and management of the Eastern Greenway, evaluation of sidewalks and curb ramps, reasoning for streetlight improvements, and other improvements that could have or should have been addressed.

Staff, including Richard Brockmyer, Transportation Planning Supervisor, offered comments and responses to the Board's questions.

Item 8. Addition to Glen Hills Section 3, Preliminary Plan No. 120240150, and Preliminary/Final Forest Conservation Plan No. F20240220 (Public Hearing)

A. Preliminary Plan No. 120240150: Application to create four lots for three new and one existing single-family detached units; located at 12631 Circle Drive, Rockville, MD 20850; 3.79 acres; RE-1 Zone, 2002 Potomac Subregion Master Plan.

B. Forest Conservation Plan No. F20240220: Request for approval of a Preliminary/Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Preliminary Plan application No.12024150.

Staff Recommendation: Approval with conditions

M. Clayborne

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Preliminary/Final Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Mariah Clayborne, Planner II, offered a multi-media presentation regarding Addition to Glen Hills Section 3. Further information can be found in the Staff Report dated March 17, 2025.

Ms. Clayborne noted community correspondence has been received with concerns on possible violation of the sewer service policies within the Glen Hills Study Area and Piney Branch Special Protection Area, driveway length, house setbacks, and sidewalk requirement.

Ms. Clayborne stated the application proposes to create four lots for the construction of three new single-family detached units and the retention of one existing single-family detached unit as well as provide a six-foot sidewalk with a 15-foot (9-foot minimum) street buffer on Circle Drive and Newgate Road.

Ms. Clayborne discussed the Forest Conservation Plan and noted an afforestation requirement of 0.83 acres which will be met by purchasing 0.83 acres of credit in an M-MCPPC forest bank or paying a fee-in-lieu to the Forest Conservation Fund if no forest banks are available. Ms. Clayborne also noted a tree variance was requested for the removal of three trees in which nine mitigation trees will be planted.

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Adria Schoen, and adjacent property owner, offered testimony regarding concerns with neighborhood character of the proposed subdivision, reasoning for placement of the proposed houses, increased traffic, impervious percentages, reasoning for sidewalks, and potential lengthening of the driveways.

Michael Norton of Norton Land Design offered comments on behalf of the Applicant regarding the house locations, proposed driveway lengths, sidewalks, and imperviousness.

The Board asked questions regarding the proposed driveways, house setbacks, and possibility of sidewalk waivers.

Staff, including Patrick Butler, Chief of Upcounty Planning and Sandra Pereira, Upcounty Regulatory Supervisor, offered comments and responses to the Board's questions.

The Board held further discussion encouraging flexibility for the house setbacks if possible and the potential sidewalk area, but noted there would be no change to conditions.

**Item 10. Water and Sewer Category Change Requests – Administrative Delegation
2025-2 Group (Public Testimony Accepted)**

The Planning Board is required to make a master plan conformance determination for all water and sewer category change requests. The Board will review the County Executive’s Administrative Delegation (AD) 2025-2 Group of proposed category map amendments to Montgomery County’s Comprehensive Water Supply and Sewerage Systems Plan.

Staff Recommendation: Transmit Comments to the County Executive

J. Pratt

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendations of the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendments, and to transmit comments to the County Executive, as stated in a transmittal letter to be prepared at a later date.

Jamey Pratt, Planner III, offered a multi-media presentation regarding Water/Sewer Service Category Change Requests. Further information can be found in the Staff Report dated March 20, 2025.

Mr. Pratt discussed the following category change requests listed below:

- WSCCR 25-CLO-02A: Frederick and Theola Meyer
Staff Recommendation: Approve S-1
- WSCCR 25-CLO-03A: Andrea G. Lamphier Revocable Trust
Staff Recommendation: Approve S-1
- WSCCR 25-TRV-03A: Maya Weyl
Staff Recommendation: Approve S-1

Mr. Pratt gave a brief overview and discussed the water/sewer category changes listed above in greater detail.

The Board asked questions regarding the process for paying for the connections, the relation between water and sewer envelops, potential connections for remaining properties on Porter Court, and notification process for potential service connections.

Alan Soukup of Montgomery County Department of Environmental Protection (MCDEP) offered comments and responses to the Board’s questions.

Item 11. White Flint Fire Station No. 23, Mandatory Referral No. MR2025003 and Forest Conservation Plan No. F20250050 (Public Hearing)

- A. Mandatory Referral No. MR2025003
- B. Forest Conservation Plan No. F20250050

Proposal to create a fire station; Located in the southwest quadrant of the Intersection of Josiah Henson Parkway and Chapman Avenue; On approximately 3.75 acres zoned CR-3.0, C2.5, R-1.5, H-200; Within the 2010 White Flint Sector Plan area.

Staff Recommendation: Approval with Conditions

A. Lindsey

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the Montgomery County Department of Transportation, 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 of the Forest Conservation Plan cited above, subject to conditions, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Amy Lindsey, Planner III, offered a multi-media presentation regarding White Flint Fire Station No. 23. Further information can be found in the Staff Report dated March 14, 2025.

Ms. Lindsey stated the Applicant is proposing a new five bay fire and rescue station and a police substation to serve the North Bethesda/White Flint area. The fire and rescue station (with the police substation sited internally) will be located on the corner of Josiah Henson Parkway and Chapman Avenue, near the intersection with Rockville Pike (MD Route 355). Ms. Lindsey also discussed the number of sustainability features for the fire station noting solar panels are incorporated into the roof of the fire station and a solar canopy also provides shade and energy over the secure police parking lot. Additionally, electronic vehicle (EV) charging spaces will be provided for staff and visitors. The proposed fire station and police parking area are also being built to incorporate EV chargers for fire and rescue vehicles and police vehicles, to accommodate future fleet conversion.

Ms. Lindsey discussed the Forest Conservation Plan for the property stating there is 0.68 acres of forest onsite and the proposed development will require the clearing of 0.41 acres of forest. Ms. Lindsey noted that although the remaining 0.27 acres of forest will not be removed, it is not being protected due to the future potential affordable senior housing development and Chapman Avenue extension. Reforestation requirements will also be met offsite.

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Lastly, Ms. Lindsey discussed Staff's recommendations including: constructing sidewalk buffers, reducing width of driveways, reducing curb radii, and further continuation of working with the Department of General Services (DGS) to successfully include the potential affordable senior housing project and Chapman Avenue extended on the property (the potential affordable housing should not preclude the master-planned Chapman Avenue extension).

Hamid Omidvar of DGS offered comments regarding the parameters of the site, the proposed road alignment, and potential for future senior housing. Mr. Omidvar offered further comments regarding feasibility of Planning Staff's recommendations and circulation for fire and rescue trucks.

The Board asked questions regarding the significance of block sizes, relationship between the fire station and potential senior housing, street and signal improvements, street alignment, driveway widths, curb radii, and feasibility of Staff's recommendations.

Staff, including Carrie Sanders, Chief of Midcounty Planning and Matt Folden, Midcounty Regulatory Supervisor, offered comments and responses to the Board's questions.

Item 12. Clarksburg Gateway Sector Plan – Emerging Ideas Briefing

A briefing to the Planning Board on emerging ideas for the Clarksburg Gateway Sector Plan in advance of the preparation of the Working (Staff) Draft Plan.

Staff Recommendation: Provide direction to Staff on emerging ideas.

C. Larson

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Clark Larson, Lead Planner, offered a multi-media presentation regarding the emerging ideas for the Clarksburg Gateway Sector Plan. Further information can be found in the Staff Report dated March 20, 2025.

Mr. Larson stated the Sector Plan update focuses on an area east of I-270, envisioned as an employment-oriented Transit District Corridor in the 1994 Plan. Mr. Larson discussed the purpose of the Clarksburg Gateway Sector Plan, Staff's approach to date, estimated timeline, take-aways from community engagement, and recent discussions and decisions.

Mr. Larson, Nicholas Peavy (Planner III), John Liebertz (Historic Preservation Planner III), and Lily Murnen (Parks Long Range Planner III) gave an overview of the draft Plan Vision as well as the draft goals and key emerging ideas for land use; housing; community design and placemaking; transportation; environment; historic preservation; parks, recreation and open space; and public facilities in greater detail.

The Board asked questions regarding right-of-way acquired for proposed Observation Drive extension, Observation Drive alignment, the I-270 interchange, differences between BRT versus commuter connector, mitigation requirements for potential loss of the historic resource if the COMSAT building is demolished, who currently owns the proposed Coolbrook Tributary land, total acreage of the proposed Coolbrook Tributary area, connections of parkland across I-270, potential neighborhood districts for the COMSAT property, and how the BRT 355 route connections can be further encouraged and more accessible.

Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board's questions.

The Board also offered suggestions regarding including flexibility with different housing typologies and zoning, keeping the quality of the existing community intact, providing economic analysis and potential benefits for the I-270 interchange, and providing possible design ideas for potential future BRT on Observation Drive.