

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY
Thursday, May 29, 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, May 29, 2025, beginning at 9:09 a.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 5 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 12:00 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:11 p.m. to discuss Items 6 through 9, as reported in the attached Minutes.

Commissioner Bartley left the meeting at 5:40 p.m. during Item 9 and was necessarily absent for the remainder of the meeting.

The Planning Board recessed for dinner at 6:17 p.m. and reconvened in the auditorium and via video conference to return to open session at 6:51 p.m. to discuss Items 10 through 12, as reported in the attached Minutes.

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, June 5, 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

1. Westwood Shopping Center, Site Plan Amendment No. 82018019A - MCPB No. 25-060
2. Sonina Properties Apartments, Sketch Plan No. 320250010 - MCPB No. 25-059

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Minutes submitted for approval.

C. Other Preliminary Matters

1. Corrected Resolution for Clarksburg Chase Preliminary Plan No. 120240040 - MCPB No. 25-002
2. Corrected Resolution for Clarksburg Chase Site Plan No. 820240050 - MCPB No. 25-003

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Corrected Resolutions referenced above, as submitted.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220240180, Amalyn Bethesda

R-90 zone; two lots; located on the northeast side of Silver Linden Street, 450 feet north of Isabella Street; North Bethesda – Garrett Park Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Record Plats 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. 4 - Request to extend the regulatory review period until November 20, 2025.

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 Requests cited above.

Woodlawn Estates, Preliminary Plan Amendment No. 11989156A and Forest Conservation Plan No. F20240430: Regulatory Review Extension Request No. 1 - Request to extend the regulatory review period until November 20, 2025.

Application to re-certify the Adequate Public Facilities (APF) finding for a platted nine lot subdivision; on Snowden Woods Lane, approximately 1,090 feet east of Norwood Road; 26.6 acres; RE-2; 1997 Cloverly Master Plan.

Staff Recommendation: Approval of the Extension Request

P. Estes

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Item 4. Planning Board Annual Briefing on Updates to the Montgomery County Burial Sites Inventory

Staff Recommendation: Brief the Board adopt the updated Montgomery County Burial Sites Inventory.

B. Crane

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation to adopt the updated Montgomery County Burial Sites Inventory.

Brian Crane, Cultural Resources Planner III, offered a multi-media presentation regarding updates to the Montgomery County Burial Sites Inventory. Further information can be found in the Staff Report posted to the Agenda for May 29, 2025.

Dr. Crane gave a brief overview of the burial sites program and discussed the following recommended Burial Site Inventory changes listed below:

- The addition of two new sites, the Captain John and Lucy Adamson Family Burial Ground and the Andrew Waters Family Cemetery, to the inventory; and
- the remapping of the Hopkins Family known grave site to a new location based on historical research.

Dr. Crane also discussed additional updates on compliance review, project/agency coordination, field visits, public outreach, projects, and research that took place over the past year as well.

Eileen McGuckian of Montgomery Preservation, Inc. offered testimony regarding outreach performed with descendants, State legislation recently passed regarding cemeteries, and offered suggestions for current County Laws regarding cemeteries within the County.

The Board asked questions regarding whether other jurisdictions conduct context studies, if yearly updates to the inventory were sufficient, the site preservation process, and maintenance requirements.

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

Item 5. University Boulevard Corridor Plan Work Session Number 7

Work Session Number 7 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: Received briefing followed by discussion and direction from the Planning Board.

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding Work Session Number 7 for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated May 23, 2025.

Mr. Adrianvala stated the seventh work session will revisit the Commercial Residential Neighborhood (CRN) zoning recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, the draft University Boulevard Overlay Zone, and the zoning recommendations for the Four Corners area.

Commercial Residential Neighborhood (CRN)

Mr. Adrianvala discussed the proposed Commercial Residential Neighborhood (CRN) zone and Luis Estrada, Planner III, gave an overview of why the CRN zone was chosen as well as the comparisons between the current R-60 zoning and the proposed CRN zoning. Mr. Estrada also discussed the community concerns regarding the CRN zone and Staff's responses.

The Board asked questions regarding permitting, feasibility of apartment building types within the corridor, specific size requirements for the zone, potential lots sizes and building types, the conversion building type, possibility for Accessory Dwelling Units (ADUs), actual lot coverage, maximum lot coverage, compatibility and transition requirements, and parking.

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

The Board asked for further clarity regarding the yield constraining requirements for maximum lot coverage for potential housing types between nodes, and Staff suggested adding graphics to the Plan portraying different scenarios for maximum lot coverage.

Mr. Estrada discussed Staff's revised recommendations and read the proposed revised language for draft Plan pages 141-142 regarding development standards in the Plan's Implementation Chapter. The Board held discussion regarding maintaining neighborhood scale and suggested striking the language "maintains neighborhood scale" in the second paragraph only.

The Board agreed by consensus with Staff's CRN Zoning recommendations with the modification of striking the language "maintains neighborhood scale" from the second paragraph only of the development standards in the Plan's Implementation Chapter.

University Boulevard Overlay Zone

Mr. Estrada discussed the overall purpose of the Overlay Zone as well as Staff's recommendations for the three primary elements of the University Boulevard Overlay Zone including purpose, land uses, and development standards.

The Board asked questions regarding drive-thru establishments within the Overlay Zone, permitted uses within commercial zones, manufacturing and production uses, and possible combining of lots to meet the development standards requirements for sites under 15,000 square feet. The Board also asked questions about the development standards requirements for sites over 15,000 square feet regarding the build-to area line, maximum build-to area, building frontage, proximity to the road, open space requirements, and frontage improvements.

Staff, including Carrie Sanders, Chief of Midcounty Planning, Jessica McVary, Planning Supervisor, Robert Kronenberg, Deputy Director of Planning, and Ben Berbert, Planner III, offered comments and responses to the Board's questions.

The Board held discussion regarding permitted land uses including uses within commercial zones as well as manufacturing and production uses that may not be considered large scale. The Board also further discussed the development standards and the transition of development for sites over 15,000 square feet. The Board suggested Staff return to a future work session with land use recommendations including flexibility for permitted uses within the Overlay Zone as well as further vision as to what the development transition may look like for sites over 15,000 square feet. Staff agreed to return to a future work session with language and recommendations regarding the Overlay Zone.

Four Corners Zoning Recommendations

Mr. Estrada discussed the Board's request for modifications to Staff's zoning recommendations for the Four Corners District as well as Staff's rationale. Mr. Estrada also discussed Staff's modified zoning recommendations for the Four Corners West Neighborhood, the Four Corners North Neighborhood, the Woodmoor Shopping Center Neighborhood, and the Montgomery Blair High School Neighborhood in greater detail.

The Board asked questions regarding whether the modified building heights were attainable with the compatibility requirements and reasoning for not considering R-60 to CRN zoning for the Four Corners West Neighborhood.

Staff offered comments and responses to the Board's questions

The Board agreed by consensus with Staff's proposed modified recommendations.

Item 6. Zoning Text Amendment 25-05, Development Standards – Optional Method Public Benefits (Public Hearing)

This Zoning Text Amendment comprehensively updates the public benefits system for development of optional method projects in the Commercial/Residential and Employment zones.

Staff Recommendation: Transmit comments to the District Council

B. Berbert

BOARD ACTION

Motion: **Hedrick/Linden**

Vote: **5-0**

Other:

Action: **Approved Staff recommendation for approval to transmit comments to the District Council with the Climate Assessment, 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 (ZTA) 25-05, Development Standards – Optional Method Public Benefits. Further information can be found in the Staff Report dated May 22, 2025.

Mr. Berbert stated Staff recommends support for ZTA 25-05 as introduced, with the one amendment to add guidance on how Master Plans may amend the public benefit system. Mr. Berbert noted ZTA 25-05 implements the recommendations from the Incentive Zoning Update, and fully replaces Division 4.7. Optional Method Public Benefits, while maintaining the existing system of Public Benefits as a new Division 8.4. for legacy projects.

Mr. Berbert discussed the comparisons between the current system and the proposed system as well as the public benefits, tiers of effort, changes to the commercial/residential and employment zones, and provided a summary of the new public benefits.

Mr. Berbert also discussed the recommended amendment to Section 4.7.1.B regarding guidance on how Master Plans may amend the public benefit system, the Climate Assessment, and correspondence received.

The Board asked questions as to whether the ZTA would override existing Master Plans, how conflicts will be resolved, and examples of modifications.

Staff, including Atul Sharma, Acting Assistant to the Deputy Director for Development and Design Review, offered comments and responses to the Board's questions.

Item 7. Zoning Text Amendment 25-06, Vehicle Service – Filling Station (Public Hearing)

This Zoning Text Amendment would clarify that any fuel dispenser as part of a filling station that dispenses at least 3.6 million gallons of fuel per year must be at least 500 feet from certain sensitive uses, and adds that if one of the identified sensitive uses were to locate within 500 feet of a fuel dispenser after approval of the filling station, and that the filling station would not be considered a nonconforming use.

Staff Recommendation: Transmit comments to the District Council.

B. Berbert

BOARD ACTION

Motion: **Pedoeem/Hedrick**

Vote: **5-0**

Other:

Action: **Approved Staff recommendation for approval to transmit comments to the District Council with the Climate Assessment, 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 (ZTA) 25-06, Vehicle Service – Filling Station. Further information can be found in the Staff Report dated May 22, 2025.

Mr. Berbert stated Staff recommends support for ZTA 25-06 with amendments to require that both the fuel dispensers and underground storage tanks meet the required 500-foot setbacks from environmentally sensitive areas, and to clarify that filling station amendments must continue to meet any 500-foot setbacks that existed at the time of conditional use approval. Mr. Berbert noted the ZTA would clarify the measuring point of a filling station dispensing more than 3.6 million gallons of fuel per year when determining the required 500-foot setbacks from a lot line containing certain sensitive uses and further clarify that the filling station does not become a nonconforming use if a sensitive use locates within 500 feet of an already approved filling station.

Mr. Berbert also discussed the recommended amendments to Sections C.2.c and C.2.d as well as the Climate Assessment.

The Board asked questions regarding the 3.6-million-gallon figure, depths of the underground storage tanks, measuring points, how the conforming/non-conforming issues are addressed, and if the ZTA would make it easier or more difficult to construct a filling station.

Scott Wallace of Miles and Stockbridge offered comments on behalf of MCD White Oak in support of the ZTA and added clarity regarding measuring points.

Rob Richardson of Labquest Community Partnership offered comments in support of the ZTA and clarity provided by the amendments.

Item 8. Friendship Heights Sector Plan Existing Conditions Briefing

Staff will brief the Planning Board on the existing conditions analysis for the Friendship Heights Sector Plan.

Staff Recommendation: Brief the Planning Board

A. Margolies

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Atara Margolies, Planner III, offered a multi-media presentation regarding the existing conditions for the Friendship Heights Sector Plan. Further information can be found in the Staff Report dated May 22, 2025.

Ms. Margolies gave an overview of the Plan schedule, Plan boundary, the Plan study area, and the history of the area. James Lee (Forecaster and Demographic Research Specialist), Ms. Margolies, Bhavna Sivasubramanian (Housing Research Planner II), Alex Pemberton (Planner III), Tyler Milam (Planner II), Henry Coppola (Parks Long-Range Planning Supervisor), Tina Schneider (Planner III), Ronetta Zack-Williams (Planner II), Hye-Soo Baek (Planner III), and Ms. Margolies discussed the key findings from the existing conditions analysis of the Friendship Heights Sector Plan Area including the history of the Plan area, demographics, land use and zoning, housing, economic development, urban design, parks and public spaces, environment and climate, transportation, community amenities, schools, and historic resources respectively.

The Board asked questions regarding clarification for cost-burdened, average park access, park usage, Brookdale Neighborhood Park, Metrorail ridership, parking, affects of the metrobus operational changes, community serving retail, Washington DC's approach, and school enrollment.

Staff, including Henry Coppola, Montgomery Parks Long-Range Planning Supervisor, offered comments and responses to the Board's questions.

**Item 9. Maple Avenue Connectivity Project – Mandatory Referral No. MR2025001
(Public Hearing)**

The Maple Avenue Connectivity project improves pedestrian and cycling safety along Maple Avenue between Carroll Avenue and Hilltop Road/Sligo Creek Parkway, while providing a low-stress bikeway and traffic calming to the corridor.

Staff Recommendation: Transmit comments to the City of Takoma Park
S. Aldrich

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Bartley left during the item and was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the City of Takoma Park with additional comments discussed during the meeting, as stated in a transmittal letter to be prepared at a later date.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the proposed separated bike lanes to be constructed on both sides of Maple Avenue between the DC line and Hilltop Road/Sligo Creek Parkway in Takoma Park, Maryland. Further information can be found in the Staff Report dated May 19, 2025.

Ms. Aldrich stated the City of Takoma Park has completed the 30 percent design phase of the Maple Avenue Connectivity Project. The project has two main areas of focus, first the mainly residential portion of Maple Avenue between the DC City Line and Philadelphia Avenue, and second, one of the largest concentrations of high-rise multifamily dwelling units between Philadelphia Avenue and Hilltop Road/Sligo Creek Parkway.

Ms. Aldrich noted the proposed improvements total 4,965 feet in length and include: curb extensions and chicanes for traffic calming at thirteen locations on the Maple Avenue segment between the DC City Line and Philadelphia Avenue; removal of speed humps at seven locations on the Maple Avenue segment between the DC City Line and Philadelphia Avenue; five-foot-wide one-way bike lanes primarily on both sides of Maple Avenue between Philadelphia Avenue and Hilltop Road/Sligo Creek Parkway; additional pedestrian crossings at four locations (17 total), two of which are proposed as raised crosswalks; reconstruction of a raised intersection on Maple Avenue at Tulip Avenue; and six bus boarding islands to eliminate conflicts between bicyclists and transit riders.

Ms. Aldrich discussed Staff's comments as well as correspondence received with concerns with stormwater management, review authority, schools, forest conservation, public engagement on environmental impacts, parking, and flooding. Ms. Aldrich noted there are currently 254 parking spaces on Maple Avenue which will be reduced to 134 spaces with the improvements proposed.

Susan Miller, an individual, offered testimony regarding public engagement efforts and parking on Maple Avenue.

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Denise Jones, an individual, offered testimony regarding opposition to the project, loss of parking, and trees.

Vanessa Bernick, an individual, offered testimony regarding the potential addition of chicanes and parking.

Tom Gagliardo, an individual, offered testimony regarding parking, and a lack of public engagement, and expressed opposition to the project.

Erin Mohan, an adjacent property owner, offered testimony regarding support for the improvements of Maple and Old Philadelphia Avenues.

Ros Grigsby, City of Takoma Park Planning and Development Manager, offered comments regarding the public engagement and parking.

The Board asked questions regarding the spacing of the chicanes, two-way traffic patterns, parking, speed limits, average daily traffic counts, accident data, bus navigation, bus boarding islands, ADA accessible parking and location requirements, and distribution of parking spaces.

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

Oscar Garcia of RKK offered comments regarding navigating the proposed chicanes and bus boarding islands.

The Board held discussion regarding expanding the restricted minimum parking distance from driveway or intersections and the balance between safety of the pedestrian/bikers and parking adequacy for the residents. Staff suggested adding additional comments regarding the Board's discussion in the transmittal.

Item 10. Olney Acres, Preliminary Plan Amendment No. 12022007A and Alfred House/Cashell Road, Forest Conservation Plan No. F2025012A (Public Hearing)

A. Preliminary Plan Amendment No. 12022007A: Application to create four lots for three single-family detached dwelling units and an existing residential care facility; 18100 Cashell Road; RE-1 zone; 4.96 acres, 2005 Olney Master Plan.

B. Forest Conservation Plan No. F2025012A: Request for approval of a Final Forest Conservation Plan to satisfy requirements associated with Preliminary Plan Amendment No. 12022007A.

Staff Recommendation: Approval with Conditions

U. Njeze

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the 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.

Ugonna Njeze, Planner II, offered a multi-media presentation regarding Olney Acres. Further information can be found in the Staff Report dated May 16, 2025.

Mr. Njeze noted a correction to the Staff Report regarding the lot numbers for subdivision and acreage.

Mr. Njeze stated the Applicant is proposing to subdivide the property into four new lots into a flag lot configuration. Lot 1 is for the existing Alfred House senior care facility, and the remaining three lots will be for new single-family detached dwelling units. Mr. Njeze discussed the frontage improvements stating the Applicant will construct a six-foot-wide sidewalk with a 15-foot-wide street buffer along Cashell Road, with lead walks and handicap ramps on Cashell Road and opposite Archwood Way; and dedication of 35 feet of right-of-way from the centerline of the pavement to the property's line.

Mr. Njeze also discussed the Forest Conservation Plan noting an afforestation requirement of 1.04 acres which will be satisfied by purchasing the appropriate credits in an offsite forest bank or paying a fee-in-lieu into the Forest Conservation Fund if no banks are available. Mr. Njeze stated

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the Applicant also requested a tree variance for removal of three trees and impacts to three protected trees.

Francoise Carrier of Bregman, Berbert, Schwartz, and Gilday offered comments on behalf of the Applicant noting a minor correction regarding the location of the ADA Accessible ramps the Applicant is conditioned to build. Ms. Carrier asked further questions regarding how the UPP was calculated for the project.

Kyle Hughes of Macris Hendricks and Glascock offered a multi-media presentation and comments regarding the development and proposed design of the driveway.

The Board asked questions regarding the 80-foot building restriction lines and reasoning for the Utilization Premium Payment (UPP).

Staff, including Sandra Pereira, Planning Supervisor, offered comments and responses to the Board's questions.

Item 11. Liberty Mill Road, Preliminary Plan Amendment No. 12017021D (Public Hearing)

Request to extend the Preliminary Plan Validity by three years and Adequate Public Facilities (APF) determination by two years, including a subdivision waiver to limit the findings required to grant an APF extension. Located at 19115 Liberty Mill Road, southeast quadrant of the intersection of Liberty Mill Road and Dawson Farm Road; 1989 Germantown Master Plan; R-200 zone; 3.59 acres.

Staff Recommendation: Approval with conditions

J. Casey/N. Yearwood

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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.

Jonathan Casey, Planner III, offered a multi-media presentation regarding Liberty Mill Road. Further information can be found in the Staff Report dated May 19, 2025.

Mr. Casey noted correspondence received regarding noticing requirements and concerns for impact to traffic and potential danger to Germantown Elementary School students.

Mr. Casey stated the Applicant is requesting an extension of the Preliminary Plan Validity period by three years, from January 15, 2025 until January 15, 2028, as well as an extension for the APF validity period by two years from January 15, 2027 until January 15, 2029. Mr. Casey noted the Application also seeks approval of a subdivision waiver to provide relief from specific findings required to extend the adequate public facilities validity.

David Holtzman of the Council of Unit Owners for the Fountain Hills Condominium offered testimony regarding the community outreach, noticing, and signage on the property.

Casey Cirner of Miles and Stockbridge offered comments on behalf of the Applicant regarding noticing, signage, and community outreach performed. Ms. Cirner also discussed the potential impacts and frontage improvements in vicinity to the Elementary School.

Item 12. Viva White Oak Sketch Plan No. 320240080, Preliminary Plan Amendment No. 12018024A, and Forest Conservation Plan No. F20240840 (Public Hearing)

Request for conceptual approval of up to 12,180,270 square feet of mixed-use development and approval to subdivide for construction of a public road network; 279.62 acres; located west of the Cherry Hill Rd. and FDA Blvd. Intersection, White Oak; CR-1.0, C-1-.0, R-0.5, H-220 Zone; 2014 White Oak Science Gateway Master Plan.

A. Viva White Oak Sketch Plan No. 320240080
Staff Recommendation: Approval with conditions

B. Preliminary Plan Amendment No. 12018024A
Staff Recommendation: Approval with conditions

C. Forest Conservation Plan No. F20240840
Staff Recommendation: Approval with conditions

E. Tettelbaum/S. Findley

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Sketch 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: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding Viva White Oak. Further information can be found in the Staff Report dated May 19, 2025.

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Ms. Tettelbaum stated the Applicant proposes to transform the 279-acre property from an industrial site into a mixed-use town center to include up to up to 6,090,135 square feet of residential uses and up to 12,180,270 square feet of total phased development including commercial, office, academic, hotel, retail, entertainment, restaurant, and conference center uses. Ms. Tettelbaum also discussed the open space for the project noting a total of 57.5 acres, a 4+ acre dedication to Montgomery Parks, and Privately-Owned Public Spaces (POPS) including the civic green, natural areas, trails, and plazas. Ms. Tettelbaum noted the Preliminary Plan Amendment includes modifications to the public road cross-sections, stormwater management facilities, and limits of disturbance.

Steve Findley, Planner IV, discussed the Forest Conservation Plan for the site and noted modifications to Condition Number 6, striking the language of Condition Number 6b, and the addition of Condition Number 8.

Ms. Tettelbaum noted a correction to page 1 of the Staff Report striking the live work units language.

Lastly, Ms. Tettelbaum discussed correspondence received including concerns for traffic congestion, building height along Cherry Hill Road, a proposal for a religious institution/community center, and general support for the project.

Ralph Bennett, an Individual, offered testimony regarding traffic circulation, connectivity, the uses of the different neighborhoods, location of the civic green, and attainable housing.

Dan Wilhelm of the Greater Colesville Citizens Association offered testimony in support of the project and encouraged Bus Rapid Transit within the area.

Barry Wides of the North White Oak Civic Association offered testimony regarding the Civic Association's proximity to the proposed development, potential traffic impacts, and the need for peripheral road improvements.

Rob Richardson of Labquest Community Partnership offered testimony regarding support for the project, the partnership between the owners and new developers, and community outreach.

Anand Chavakula of HopeSide Ministries, Inc., offered a multi-media presentation and comments regarding a proposal to build a multi-purpose religious institution/community center.

Scott Wallace of Miles and Stockbridge noted agreement to Staff's conditions and offered brief comments on behalf of the Applicant regarding the project.

Carlos Bonner of MCB Real Estate, the Applicant, offered a multi-media presentation and comments regarding the vision of Viva White Oak, public benefits, community benefits, the road improvement plan and trail system, public use and open space, and phasing for the project. Mr. Bonner offered further comments and responses to the Board's questions regarding the need for large parking lots.

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The Board asked questions regarding the Urban Formal open space, reasoning for the rebuilding/realignment of FDA Boulevard, the LATIP process for off-site improvements, reasoning for large parking lots, and estimated generated traffic counts.

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

Andrew Bossi of Montgomery County Department of Transportation (MCDOT) offered comments and responses to the Board's questions regarding the LATIP process and generated traffic counts.

The Board also offered further comments regarding potential for creating a more pedestrian friendly environment for the eastern half of the site, re-orienting the parking in order to locate the buildings closer to the street, and connections between the retail, residential, and businesses.