

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, May 22, 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 22, 2025, beginning at 9:05 a.m. and adjourning at 4:15 p.m.

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

Items 1 through 6 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 12:36 p.m. and reconvened in the auditorium and via video conference to return to open session at 2:01 p.m. to discuss Items 8 through 10, as reported in the attached Minutes.

Item 11 was postponed until June 5, 2025.

There being no further business, the meeting adjourned at 4:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 29, 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. North Bethesda Market II Preliminary Plan Amendment No. 12012006D - MCPB No. 25-057
2. North Bethesda Market II Site Plan Amendment No. 82012004C - MCPB No. 25-058

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for April 24, 2025

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of April 24, 2025, as submitted.

C. Other Preliminary Matters

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Other Preliminary Items submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat Nos. 220250010 and 220250020, Parkland Trace

RE-1/TDR zone; 3 parcels; located in the southeast quadrant of West Old Baltimore Road and Clarksburg Road (MD 121); Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Linden

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)

Primrose at 16550 Georgia Avenue, Preliminary Plan No. 120250090 - Request to extend the regulatory review period until July 17, 2025.

An application to create one lot for an existing antique shop, a new Day Care Center (Over 30 Persons), and a conditional use application being processed concurrently. Located at 16550 Georgia Avenue, on the west side of Georgia Avenue (MD 97), approximately 150 feet south of Emory Church Road; 2005 Olney Master Plan; R-200 zone; 2.12 acres

Staff Recommendation: Approval of the Extension Request

J. Casey/N. Yearwood

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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 discussed Bike to Work Day 2025 and National Bike and Roll to School Day noting Montgomery Planning's Ema Perez, Intake and Regulatory Coordination, leads the Forest Knolls bike bus every Friday morning. Mr. Sartori also showed a short video from ABC News Live highlighting bike buses and National Bike and Roll to School Day.

David Anspacher, Chief of Countywide Planning and Policy, discussed a new blog post that was cross posted on Greater Greater Washington and The Third Place titled "From Here to There: Montgomery County's Big Shift in Transportation Planning." Mr. Anspacher spoke about Montgomery County's shift from an auto-centric community to a multimodal community noting the challenges and future vision. Mr. Anspacher also discussed various plans, programs, and initiatives designed to help shift the County to a more multimodal community.

Lastly, Mr. Sartori discussed personnel updates and welcomed new Staff Jenny Burgos and Oluwale Ojeyinka.

The Board asked questions regarding potential challenges faced by executive regulations and the current number of bike buses within the County.

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

Item 5. University Boulevard Corridor Plan Work Session Number 6

Work Session Number 6 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 6 for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated May 16, 2025.

Mr. Adrianvala stated the sixth work session will focus on the historic resources, environmental sustainability, and parks, trails, and open space recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, and relevant testimony received. The work session will also revisit transportation recommendations discussed during the third work session, held on April 24, 2025.

Historic Resources

John Liebertz, Cultural Resource Planner III, noted two existing Master Plan Historic Sites in the Plan Boundary, which the Plan recommends to preserve, and discussed the Plan's recommendations for designation of the Romeo and Elsie Horad House for listing in the Master Plan for Historic Preservation, the future evaluations for possible historic designation of the Nichiren Shoshu Myosenji Temple at Four Corners and the Woodmoor Shopping Center, and an update to the Burial Sites Inventory with the listing of the John and Lucy Adamson Family Burial Ground.

The Board asked questions regarding exact location of the family burial ground, whether the recommended future evaluations would have a set work plan, potential implications to traffic improvements due to possible historic designation of Woodmoor Shopping Center, potential for the historic evaluation of the Woodmoor Shopping Center coinciding with future traffic evaluation, and the development process if the Woodmoor Shopping Center was not recommended for evaluation for historic designation.

The Board held further discussion regarding the draft Plan's recommendations for the evaluation of the Woodmoor Shopping Center and noted concerns regarding future development of the site should it be designated historic.

Staff, including Carrie Sanders, Chief of Midcounty Planning and Jessica McVary, Planning Supervisor, offered comments and responses to the Board's questions and concerns. Staff suggested striking or modifying the language within the draft Plan for the Woodmoor Shopping Center and discussing at a future work session.

The Board agreed with Staff's proposed recommendations for the historic resources other than the Woodmoor Shopping Center recommendations, which will be brought back and further discussed at a future work session.

Environmental Sustainability

Steve Findley, Planner IV, discussed testimony received and the draft Plan's recommendations for environmental sustainability including: reducing GHG emissions, adaptive capacity and resilience, community resilience, and promoting sustainability.

The Board asked questions regarding the quantitative assessment results, building waste GHG emissions, and if future buildout was included in the quantitative assessment results.

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

The Board agreed with Staff's proposed recommendations for environmental sustainability.

Parks, Trails, and Open Space

Charles Kines, Montgomery Parks Planner III, discussed the testimony received and the draft Plan's recommendations for the Kemp Mill Shopping Center, the North Four Corners Local Park, types of Park Planning, levels of service analyses, the community equity index, and natural resources recommendations for Sligo Creek Stream Valley Park.

Mr. Kines presented Staff's proposed additional language for page 83 of the draft Plan regarding the Kemp Mill Shopping Center and North Four Corners Local Park. The Board agreed with Staff's proposed language.

The Board asked questions regarding level of service analyses and potential for wayfinding on University Boulevard.

Staff, including Alex Rixey, Planner IV, offered comments and responses to the Board's questions.

Andrew Bossi of the Montgomery County Department of Transportation (MCDOT) offered comments and responses to the Board's questions regarding wayfinding.

The Board agreed with Staff's proposed recommendations for parks, trails, and open spaces.

Transportation

Alex Rixey, Planner IV, discussed Staff's proposed revisions to recommendations related to "No Right Turn on Red" restrictions and leading pedestrian intervals, channelized right-turn lanes, and implementing dedicated bus lanes on University Boulevard as well as updates to appendices.

"No Right Turn on Red" and leading pedestrian intervals

Mr. Rixey discussed Staff's revised recommendations and read the proposed revised language for draft Plan page 120.

The Board asked questions regarding implementation, restrictions, whether there would be signage.

Staff offered comments and responses to the Board's questions, and the Board agreed with Staff's proposed revisions and recommendations

Arcola Avenue Intersections

Mr. Rixey discussed Staff's revised recommendations and read the proposed revised language for draft Plan page 100.

The Board asked questions regarding how the language would be implemented by MCDOT, potential for traffic evaluation of the intersection of Arcola Avenue and University Boulevard, and responsible party for authority over the leading interval signals at the intersection.

Staff, including Jason Sartori, Planning Director, offered comments and responses to the Board's questions.

Andrew Bossi of MCDOT offered comments and responses regarding possible evaluation of the intersection of Arcola Ave and University Boulevard and leading interval signals.

Mr. Sartori proposed further revising the second bullet point of the recommendation from "The intersection could be reconfigured..." to "The intersection should be reconfigured...".

The Board agreed with Staff's proposed revised recommendations, including the revised language in the second bullet point.

Dedicated Transit Lanes in Four Corners

Mr. Rixey discussed Staff's revised recommendations and read the proposed revised language for the draft Plan for Figure 73 and pages 104-105.

The Board asked questions regarding protocol for right turns with dedicated bus lanes, implementation, and how the wording "necessary" on page 105 is defined or determined.

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Staff, including Andrew Bossi of MCDOT, offered comments and responses to the Board's questions.

The Board held further discussion regarding clarifying the language on page 105, and Carrie Sanders, Chief of Midcounty Planning suggested replacing the word "necessary" with modified language, such as other performance features and/or features related to performance. The Board agreed with Staff's suggested modification.

Mr. Rixey also noted Staff's recommendation to combine the transit study recommendations from page 128 of the draft Plan with the long-term vision recommendations on page 108 of the draft Plan.

The Board agreed with Staff's proposed revisions to recommendations, with the minor language modification as discussed during the meeting for page 105.

Lastly, Mr. Rixey also shared information regarding the WMATA C2/C4 Line performance and ridership. The Board asked questions regarding ride-on ridership levels and if ridership within the Plan area could be tracked. Staff offered comments and responses to the Board's questions.

Item 6. Romeo and Elsie Horad House (M:31-87): An Amendment to the Master Plan for Historic Preservation

As part of the University Boulevard Corridor Plan, work session to list the Romeo and Elsie Horad House (M:31-87) in the Locational Atlas and Index of Historic Sites and the Master Plan for Historic Preservation.

Staff Recommendation: The Planning Board list the Romeo and Elsie Horad House in the Locational Atlas and Index of Historic Sites and recommend that the County Council designate the property in the Master Plan for Historic Preservation.

J. Liebertz

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for listing the Romeo and Elsie Horad House in the Locational Atlas and Index of Historic Sites and recommending that the County Council designate the property in the Master Plan for Historic Preservation.

John Liebertz, Cultural Resource Planner III, offered a multi-media presentation regarding an amendment to the Master Plan for Historic Preservation for the Romeo and Elsie Horad House (M:31-87). Further information can be found in the Staff Report dated May 15, 2025.

Mr. Liebertz discussed the criteria for designation, public process and outreach, and proposed environmental setting. Mr. Liebertz gave an overview of the history for the property stating the Romeo and Elsie Horad House reflects the efforts of the Webster, Sewell, and Horad families to improve conditions for African American residents of Montgomery County and the surrounding region. Mr. Liebertz stated the Romeo and Elsie Horad House meets three designation criteria (1.A, 1.C, and 1.D) listed in § 24A-3 of the Montgomery County Code, and the Plan recommends the designation of the subject property as a Master Plan Historic Site while supporting the adaptive reuse of the house should the property be redeveloped.

Karen Burditt, Chair of the Historic Preservation Committee, offered comments regarding the history of the families and recommendation of the property for historic designation.

The Board asked questions regarding the location of the former school, the archival photos used in the presentation, and potential to publicly access documentation online for properties designated historic.

Staff, including Rebecca Ballo, Historic Preservation Supervisor, offered comments and responses to the Board's questions.

Item 7. Paramount Self Storage LLC: Local Map Amendment H-157, Forest Conservation Plan No. F20240710, and Conditional Use Plan No. CU202501 (Public Hearing)

A. Local Map Amendment H-157: Request to re-zone the Subject Property from CR-2.0, C-0.5, R-1.5, H-120 to CRTF-2.75, C-2.75, R-1.5, H-120, for the future redevelopment of a two-phased, six-story, 282,040-square-foot self-storage facility. Located on the west side of the intersection of Somerville Drive and Paramount Drive; within the 2021 Shady Grove Sector Plan Minor Master Plan Amendment area.

Staff Recommendation: Approval with binding conditions and transmit comments to Hearing Examiner for hearing on June 12, 2025.

B. Forest Conservation Plan No. F20240710: Request for approval of a Preliminary Forest Conservation Plan to allow for the development of the Subject Property under the CRTF zone. Located on the west side of the intersection of Somerville Drive and Paramount Drive; within the 2021 Shady Grove Sector Plan Minor Master Plan Amendment area.

Staff Recommendation: Approval with Conditions

C. Conditional Use Plan No. CU202501: Request to replace the existing self-storage use on site with a new two-phased, six-story, 282,040-square-foot self-storage. Located at the west side of intersection of Paramount Drive and Somerville Drive; on 112,372 square feet of land, within the 2021 Approved and Adopted Shady Grove Sector Plan Minor Master Plan Amendment. The application includes a Parking Waiver to provide less than the minimum number of vehicle spaces.

Staff Recommendation: Approval with Conditions

T. Leftwich/H. Johnson

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Local Map Amendment H-157, with binding conditions, and transmittal of comments to Hearing Examiner for hearing on June 12, 2025.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved staff recommendation for approval of the Preliminary 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.

C. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation to transmit recommendations to the Hearing Examiner regarding the Conditional Use request cited above, with conditions, as stated in the attached letter.

Troy Leftwich, Planner III, offered a multi-media presentation regarding Local Map Amendment (LMA) H-157 for Paramount Self Storage LLC. Further information can be found in the Staff Report dated May 12, 2025.

Mr. Leftwich stated the Applicant is seeking approval to rezone the property from CR-2.0, C-0.5, R-1.5, H-120 to CRTF-2.75, C-2.75, R-1.5, H-120 for the future development of a two-phased self-storage facility with two access points, seventeen parking spaces, four loading spaces, and 12.1 percent public open space. Mr. Leftwich noted a Preliminary Plan is not required, however, the Applicant will need approval for a Sketch and Site Plan, if the Hearing Examiner approves the conditional use and County Council approves the LMA.

Mr. Leftwich stated Phase 1 will include a four-story self-storage building, totaling approximately 159,640 square feet of gross floor area with the entrance adjacent to the public open space that provides direct access for pedestrians from the street, to activate the pedestrian environment. Phase 1 will also provide an interim pervious surface parking lot that will be landscaped along the perimeter of the property to limit views from the street. Phase 2 proposes the construction of a six-story building of approximately 122,400 square feet located on the northern portion of the property at the intersection of Somerville Drive and Paramount Drive. The ground floor of the Phase 2 building has been designed to provide flexible space that can be devoted to a ground-floor retail use in the future when the immediate vicinity can support such a use.

Mr. Leftwich also discussed the Preliminary Forest Conservation Plan, noting a requirement of 0.37 acres of afforestation, which the Applicant will fulfill either through forest banking or by providing a fee-in-lieu payment.

Elizabeth Rogers of Lerch, Early, and Brewer offered a multi-media presentation and comments on behalf of the Applicant regarding the surrounding uses, long-term goals and vision, and parking.

Steve Cratin of Arcland, the Applicant, offered comments regarding the demand for self-storage facilities within the area, potential retail tenants and clientele, and timeline.

The Board asked questions regarding the location of the solar panels, floating zone requirements, parking requirements, potential retail tenants, Sector Plan goals and overall vision for the area, timeline, and how to encourage more mixed-use development for the surrounding area.

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

Item 8. Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation (Public Hearing)

Public hearing, work session, and action on an amendment to the Master Plan for Historic Preservation and Locational Atlas and Index of Historic Sites.

Staff Recommendation: The Planning Board list Timberlawn in the Locational Atlas and Index of Historic Sites and recommend that the County Council designate the property in the Master Plan for Historic Preservation.

S. Bolliger

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for listing Timberlawn in the Locational Atlas and Index of Historic Sites and recommending that the County Council designate the property in the Master Plan for Historic Preservation.

Serena Bolliger, Cultural Resource Planner II, offered a multi-media presentation regarding an amendment to the Master Plan for Historic Preservation for the Timberlawn historic site. Further information can be found in the Staff Report dated May 16, 2025.

Ms. Bollinger discussed the history of the property noting in 1976, the Montgomery County Planning Board listed Timberlawn to the Locational Atlas and Index of Historic Sites based on its association with John Joy Edson and Sargent Shriver. In 1990, as part of the North Bethesda/Garrett Park Sector Plan, the Montgomery County Historic Preservation Commission (HPC) evaluated the property for designation and voted unanimously to recommend that the house and its associated parcel be listed in the Master Plan for Historic Preservation, as its satisfied four designation criteria as outlined in §24A-3 of the Montgomery County Code. The Planning Board, however, disagreed with the HPC and recommended that the plan remove the property from the Locational Atlas and Index of Historic Sites, and the County Council affirmed the Planning Board's recommendation in the North Bethesda/Garrett Park Sector Plan (1992).

Ms. Bollinger stated in 2022, the current owner requested that Montgomery Planning reevaluate the property for listing in the Master Plan for Historic Preservation based on its association with Eunice Shriver and the Special Olympics. Ms. Bollinger noted Staff agreed to reassess the property as the previous evaluation failed to consider the significance of this context at the local, state, and national levels. Ms. Bollinger explained Staff also reexamined the architectural significance of the house after documenting it as the work of Arthur B. Heaton, a recognized master architect, and found that the Timberlawn Historic Site meets Designation Criteria 1.B, 1.C, 2.A, and 2.B as listed in § 24A-3 of the Montgomery County Code.

Luz Maria Sampedro, the property owner, offered comments regarding the preservation of the house and property.

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Karen Burditt, Chair of the Historic Preservation Commission, offered comments regarding the history of the property and recommendation of the property for historic designation.

Item 9. Corrective Map Amendment for 7979 Old Georgetown Road (H-158) (Public Hearing)

Staff recommends approval to file a Corrective Map Amendment with the District Council per the standards set forth in Section 59.7.2.2 of the Zoning Ordinance for 7979 Old Georgetown Road.

Staff Recommendation: Approval

L. Klevan

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation to approve and file the Corrective Map Amendment cited above with the District Council.

Larissa Klevan, Master Plan Supervisor, offered a multi-media presentation regarding a Corrective Map Amendment (CMA) for 7979 Old Georgetown Road (H-158). Further information can be found in the Staff Report dated May 8, 2025.

Ms. Klevan stated the proposed CMA will align the zoning with the County Council's intent and direction as outlined in the 2017 *Bethesda Downtown Plan*.. The area designated as the proposed zone includes the properties fronting on Auburn Avenue that are already zoned CR-3 C-3 R-2.75 H-110 as part of SMA H-122. CMA H-158 changes zoning only for the R-60 portion of 7979 Old Georgetown Road. Lastly, Ms. Klevan stated if approved, 7979 Old Georgetown Road will be the only property affected.

The Board asked questions regarding how the error was identified and potential redevelopment of the property.

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

Mat Gordon of Selzer Gurvitch offered comments regarding potential redevelopment of the property.

Item 10. MECCA Business Learning Institute (MBLI) Public Charter School: Mandatory Referral No. MR2024010 (Public Hearing)

A proposal for a new Public Charter School located at 20261 Goldenrod Lane, Germantown; EOF-0.75 Zone; 2009 Germantown Sector Plan

Staff Recommendation: Approval to transmit comments to MBLI and MCPS

J. Casey/P. Butler

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to MBLI and MCPS, as stated in a transmittal letter to be prepared at a later date.

Jonathan Casey, Planner III, offered a multi-media presentation regarding MECCA Business Learning Institute (MBLI) Public Charter School. Further information can be found in the Staff Report dated May 15, 2025.

Mr. Casey stated the Applicant proposes to modify an existing one-story office building with a proposed addition for a school, establishing the first public charter school in Montgomery County for up to 250 students, for grades 6 and 7 in 2025-2026, and up to grade 12 in future phases. The Applicant will also create a new main entrance and bus/parent drop-off area, retain 87 parking spaces for Staff, and add directional and crosswalk striping.

Mr. Casey discussed the access and circulation for the property as well as the recommended frontage improvements consisting of a ten-foot-wide side path with an eight-foot-wide green buffer along Goldenrod Lane. Mr. Casey stated off-site deficiencies were identified in the LATR study and noted the Applicant has addressed the issues.

Mr. Casey discussed the confirmed Forest Conservation Exemption for the property and stated the Applicant has submitted a Tree Save Plan for the removal of one specimen tree. Mitigation will be provided by the Applicant by planting on-site.

LaChaundra Graham of the MBEF College and Career Academies, Inc., offered a multi-media presentation and comments regarding the MECCA Business Learning Institute (MBLI), community demand, location, design, community impact, and next steps. Ms. Graham offered further comments regarding accreditation, funding, curriculum, grade level accommodation, selection process, and advertising.

The Board asked questions regarding school accreditation, funding, process, curriculum, how many grades will be accommodated, selection process, advertising, and LATR deficiencies.

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

Item 11. ITEM POSTPONED - Clarksburg Gateway Sector Plan – Preliminary Recommendations Briefing

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

Staff Recommendation: Provide direction to Staff on the planning team's Preliminary Recommendations

C. Larson

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item postponed to June 5, 2025.**