



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 20-096

Site Plan No. 81982098F

Pooks Hill

Date of Hearing: September 24, 2020

OCT 06 2020

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on November 11, 1976, the Planning Board approved a Site Plan for the construction of a hotel tower 15 floors high with 248 guest rooms, a low-rise motel unit with 53 guest rooms, a 220-seat restaurant, convention and conference center and various recreational facilities. A parking facility for 515 cars with two access points along Pooks Hill Road was also approved. No case number was assigned to this Application.

WHEREAS, on January 6, 1978, the Planning Board approved Site Plan No. 819770490 to increase the size of the existing on-site restaurant, incorporate additional parking on-site and add a new access point along Pooks Hill Road on the Subject Property; and

WHEREAS, on November 2, 1978, the Planning Board approved Site Plan No. 819780420 for a three-story wing to the existing hotel and a reduction in parking spaces on the Subject Property; and

WHEREAS, on February 15, 1983, the Planning Board approved Site Plan Amendment No. 819820980 to add a second wing to the hotel and to increase the number of parking spaces on the Subject Property; and

WHEREAS, on August 28, 2009, Site Plan Amendment 81982098A was filed to modify the parking layout, reconfigure pedestrian walkways, modify landscape and lighting, modify green area requirements, add parking pay boxes, and add a stormwater management facility. On July 1, 2013, the Application was withdrawn by the Planning

Department for the Applicant's failure to address issues identified during review of the Amendment.

WHEREAS, on July 14, 2016, the Planning Board approved Site Plan Amendment No. 81982098B to modify the parking lot configuration and update the approved landscape plan for the hotel.

WHEREAS, on May 25, 2017, the Planning Board approved Site Plan Amendment No. 81982098C for up to 905,250 square feet of total development including up to 645,657 square feet of multi-family residential development within two new residential buildings for up to 631 multi-family residential units including 15% MPDUs on-site on approximately 6.0 acres in the CR 1.0, C 1.0, R 0.75, H160 and 259,593 square feet of the existing Hotel Unit on the Subject Property.

WHEREAS, on August 16, 2018, the Planning Director approved Site Plan Amendment No. 81982098D to modify the site landscaping near property's main entrance on Pooks Hill Road and at building's main entrance.

WHEREAS, on May 21, 2020, EM Pooks Hill LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plans to reduce maximum density from 905,250 to 769,073 square feet, reduce residential density from 645,657 to 510,000 square feet and reduce total residential units from 631 to 562 units while maintaining 15% MPDUs, reduce height from 160 feet to 137 feet; redesign vehicular circulation and relocate garage entries, modify building footprints, entrances, and add a first floor connection between residential towers; reduce parking from 804 spaces to 520 spaces; redesign hardscape and landscape areas; redesign building facades and modify balconies; and modify associated public benefit points on the Subject Property; and

WHEREAS, the application to amend the site plan was designated Site Plan No. 81982098F¹, Pooks Hill ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated September 11, 2020, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

¹ 81982098E was for an application that ultimately was never submitted; therefore, the current application is the F amendment.

WHEREAS, on September 24, 2020, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81982098F to reduce maximum density from 905,250 to 769,073 square feet, reduce residential density from 645,657 to 510,000 square feet and reduce total residential units from 631 to 562 units while maintaining 15% MPDUs, reduce height from 160 feet to 137 feet; redesign vehicular circulation and relocate garage entries, modify building footprints, entrances, and add a first floor connection between residential towers; reduce parking from 804 spaces to 520 spaces; redesign hardscape and landscape areas; redesign building facades and modify balconies; and modify associated public benefit points by modifying conditions 4, 6, 8, 11, 13, 14, and 19, and adding conditions 20 and 21;²

4. Stormwater Management

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section in its stormwater management concept letter dated February 5, 2016 and reconfirmed on August 10, 2020 and incorporates them as conditions of the Site Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

6. Recreation Facilities

- a. Before Certified Site Plan approval, the Applicant must meet the square footage requirements for all applicable recreational elements and demonstrate to M-NCPPC Staff that each element meets M-NCPPC Recreation Guidelines.
- b. The Applicant must provide the minimum required recreation facilities as shown on the Certified Site Plan.

8. Public Benefits

The Applicant must provide public benefits from the following categories as approved by Sketch Plan 320150060 and 32015006A and meet the applicable

² For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

criteria and requirements of the Zoning Ordinance and the CR Zone Incentive Density Implementation Guidelines for each category.

- a. Transit Proximity – Prior to the release of any above grade building permits for development on the site exclusive of any sheeting and shoring permits, the Applicant must execute a Transportation Enhancement agreement (TEA) with the Planning Board and MCDOT to provide a private shuttle service to either the Medical Center Metrorail Station or the Grosvenor Metrorail Station.
- b. Diversity of Uses and Activities
 - i. Affordable Housing/MPDUs
 - a) The Applicant must provide affordable housing units in accordance with the MPDU recommendations in Montgomery County's Department of Housing and Community Affairs' (MCDHCA) email dated August 3, 2020, which the Planning Board accepts and hereby incorporates as conditions of the Site Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDHCA provided that the amendments do not conflict with other conditions of the Site Plan Amendment approval.
 - b) Prior to issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
- c. Quality Building and Site Design
 - i. Architectural Elevations
All architectural elevations must be shown on the Certified Site Plan. The exterior architectural elements must be substantially similar to architectural elevations as shown on the Certified Site Plan as determined by M-NCPPC Staff.
 - ii. Exceptional Design
The Applicant must construct both buildings in a manner consistent with architectural elevations as shown on the Certified Site Plan.
 - iii. Structured Parking
The Applicant must provide a minimum of 520 parking spaces within a below-grade structure as shown on the Certified Site Plan.
- d. Protection and Enhancement of the Natural Environment
 - i. Building Lot Terminations (BLTs)
Prior to issuance of any building permit, the Applicant must provide proof of purchase and/or payment of 0.8272 BLTs to the MCDPS.
 - ii. Cool Roof
The Applicant must provide a minimum solar reflectance index (SRI) of 75 for roofs with a slope at or below a ratio of 2:12, and a minimum SRI of 25 for slopes above 2:12 as illustrated on the Certified Site Plan.
 - iii. Tree Canopy

The Applicant must provide tree canopy coverage with at least 15 years of growth on at least 25 percent of the on-site green area. This area and calculation must be illustrated on the Certified Site Plan.

iv. **Vegetated Area**

The Applicant must install plantings in a minimum of 12 inches of soil, covering a minimum of 5,000 square feet which does not include stormwater management facilities.

v. **Vegetated Roof**

The Applicant must install a vegetated roof with a minimum soil depth of 4 inches covering a minimum of 33% of the building's roof, excluding space for mechanical equipment as shown on the Certified Site Plan.

11. Bicycle Parking

- a. The Applicant must provide short and long term bicycle parking at a minimum of 100 spaces per building, as illustrated on the Certified Site Plan.
- b. The placement and design of the bicycle parking facilities must comply with the Bicycle Parking Design Standards (59.6.2.6), as updated by Zoning Text Amendment ZTA 19-08.

13. APF Validity

The Adequate Public Facility (APF) review will remain valid for 120 months from the date of mailing of the Planning Board Resolution 17-040, June 29, 2017, for Site Plan Amendment 81982098C.

14. Building Height

The development is limited to the maximum height of 134' for the north building and 137' for the south building as measured from the building height measuring points illustrated on the Certified Site Plan.

19. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the stormwater management concept approval letter, development program, and Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."

- d. Modify data table to reflect development standards approved by the Planning Board.
- e. Ensure consistency of all details and layout between Site and Landscape plans.
- f. Provide Green Area Exhibit demonstrating a minimum of 56% green area for entire Subject Property.

20. Department of Permitting Services-Right-of-Way

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way (DPS-ROW) Section in its memo dated July 17, 2020. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Site Plan approval.

21. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Fire Department Access and Water Supply Section in its letter dated April 1, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Site Plan approval.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 81982098F, Pooks Hill, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan and as revised by previous amendments, and all findings not specifically addressed remain in effect.*
2. *To approve a site plan, the Planning Board must find that the proposed development:*

- c. *satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

The Amendment provides a green area of 440,459 square feet equaling 56% of the total site area (inclusive of the Hotel Unit). This green area is comprised of passive and recreational areas, including forest conservation areas, landscape plantings along Pooks Hill Road and in the rear within the proposed site amenity space.

- d. *satisfies applicable use standards, development standards, and general requirements under this Chapter;*

i. *Division 4.5. Commercial/Residential Zones*

Development Standards

While the Project is located on a condominium unit totaling 6.0 acres, the development standards apply to the entire Subject Property, which consists of approximately 19.38 acres, zoned CR-1.0 C-1.0 R-0.75 H-160. The following table has been amended to demonstrate the Amendment conforms to the development standards of the Zoning Ordinance.

Table 1: Site Plan Amendment 81982098F Data Table

Section 59-4	Development Standard	Permitted/Required	Approved with Site Plan Amendment 81989098C	Proposed with Site Plan Amendment 81982098F
	Tract Area (sf) CR 1.0 C 1.0 R 0.75 H 160 Dedications	n/a	844,348 sf 63,797	844,348 sf 63,797 sf
	Site Area (sf)	n/a	780,551 sf	780,551 sf
	Residential Density (GFA/FAR) CR 1.0 C 1.0 R 0.75 H 160	633,261 (0.75)	645,657 (0.76) ¹	510,000 (0.60) ²
	Commercial Density (GFA/FAR) CR 1.0 C 1.0 R 0.75 H 160	844,348 (1.0)	259,593 (0.31) ³	259,593 (0.31) ³
	Total GFA/FAR	844,348 sf (1.0)	905,250 sf (1.07) ¹	769,593 (0.91)
	Dwelling Units	n/a	Up to 631	Up to 562
	MPDUs (% / units)	12.5%	15% / 95	15% / 85
	Building Height (feet)	160	160	South Building: 137' North Building: 134'
	Green Area (%Net Lot Area)	45%	426,888 (55%)	440,459 (56%)

Min. Building Setbacks	0'	0'	0'
From Right-of-way	0'	0'	0'

¹ This square footage includes both the market rate density (548,808 square feet) and MPDU density (96,849 square feet), for a total residential FAR of 645,657 square feet. The regulations at the time of Site Plan Amendment 81989098C allowed MPDU density to be exempt from total FAR calculation.

² Current regulations require MPDU density to be included in total FAR calculation.

³ The non-residential density is attributed to the existing hotel.

Table 2: Parking Data Table

Parking	Spaces Required	Spaces Provided
Vehicle Parking¹		
Residential		
Studio/Efficiency (104 market rate units); 19 MPDUs	(113.5 minimum/ 123 maximum)	--
1 Bedroom (290 market rate units); 51 MPDUS	(315.5 minimum/ 427 maximum)	--
2 Bedroom (83 market rate units); 15 MPDUS	(90.5 minimum/ 148 maximum)	--
	--	--
Total Residential Units (477 Market rate; 85 MPDUs)	(520 minimum/ 698 maximum)	520²
Bicycle Parking (Long Term/ Short Term)		
Residential (562 units)	(95/5) 100 per building	(95/5) 100
Total Bicycle Parking	(95/5) 100 min / (190/10) 200 max³	(95/5) 100
Loading Spaces	2	2

¹ This amendment only reviewed parking for the Multi-Family Site. Parking related to the hotel use remains unchanged from the previously approved Site Plan 81982098, which requires 460 spaces within the limits of that Site Plan approval (Hotel Unit).

² Final spaces including ADA, Carshare, Electrical Vehicle charging stations and Motorcycle parking will be finalized at the time of Certified Site Plan.

³ Bicycle Parking requirement is limited to a maximum of 100 spaces per building. The Project has been conditioned to coordinate with MCDPS prior to Certified Site Plan to determine whether the development will require one or two building permits. If two building permits are required, the Applicant will be required to provide a maximum of 100 bicycle parking spaces per building.

ii. Division 4.7. Optional Method Public Benefits

This Amendment modifies the previously approved public benefits to reflect that the Project will be built in one phase and adjust points in several categories including Diversity of Uses and Activities, Quality of Building and Site Design, and Protection of the Natural Environment. All other points remain unchanged with the exception of categories summarized below.

Table 3: Public Benefit Points Summary

Public Benefit	Incentive Density Points			
	Approved with Sketch Plan 32015006A	Approved with Site Plan 81989098C	Requested with Site Plan 81982098F	Approved
59.4.7.3C: Transit Proximity				
Within ¼ mile of transit station	20	20	20	20
59.4.7.3D: Diversity of Uses and Activities				
Affordable Housing	30	35	31.5	31.5
59.4.7.3E: Quality of Building and Site Design				
Exceptional Design	10	5	10	0
Structured Parking	20	19.7	20	20
Architectural Elevations	20	10	10	5
59.4.7.3F: Protection and Enhancement of the Natural Environment				
Building Lot Termination (BLT)	30	8.3	6.15	7.44
Vegetated Wall	10	5	0	0
Tree Canopy	15	7.5	7.5	7.5
Vegetated Area	10	5	5	5
Vegetated Roof	15	7.5	7.5	7.5
Cool Roof	10	5	5	5
Total			128	108.94

Diversity of Uses and Activities

Affordable Housing: The Project was previously granted 35 points for providing affordable housing that exceeds the minimum requirement of 12.5%. The Amendment maintains the provision of Affordable Housing with a slight decrease from 35 to 31.5 points based on the following calculation from the CR Guidelines:

$$(15.12-12.5)*12 + 0*2 + 0*5 = 31.5 \text{ points}$$

Quality of Building and Site Design

Exceptional Design: The Application was previously approved for 5 exceptional design points based on the Project's ability to meet the criteria listed in the CR Guidelines. However, this Amendment proposed numerous design changes that on one hand improved previous inefficiencies of the Site, while reducing the overall design quality of the proposed buildings. Therefore, the Planning Board approves 0 points for exceptional design.

Structured Parking: The Project was previously approved for 19.7 points for providing a predominant amount of parking within a below grade

parking garage. This Amendment was able to achieve all parking in the underground parking garage; therefore, the Planning Board approves the full 20 points in this category.

Architectural Elevations: The Application was previously approved for 10 public benefit points for architectural elevations. Points are awarded based on the Project's ability to provide and be bound by architectural elevations as part of the Certified Site Plan. This Project provides elevations that demonstrate a minimum amount of transparency on the first floor including the new lobby link connecting the two proposed buildings and minimal spacing between operable doors with the addition of individual unit entries fronting on Pooks Hill Road. Given the Amendment's change in material palette and the resulting overall reduction in fenestration and glazing, the Planning Board approves 5 points for Architectural Elevations.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Application previously received 8.3 points for the purchase of BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Based on the Amendment's incentive density floor area, the calculation has been revised below, resulting in a slight decrease of public benefit points for purchasing 0.8272 BLTs.

$$(((769,593 \text{ sf}) - (422,174 \text{ sf})) * 7.5\%) / 31,500) * 9 = 7.44 \text{ points}$$

The Planning Board approves the Applicant's request for 6.15 public benefit points.

Vegetated Wall: The Applicant has removed the vegetated wall from the proposal, therefore no points are requested or recommended for this Amendment.

iii. *Division 6.1. Site Access*

Site Access is maintained from three access points as previously approved with Site Plan Amendment 81982098C. This access is comprised of two loading access points, one for each tower, and a main access point for vehicles. The Amendment maintains safe and efficient access.

iv. *Division 6.2. Parking, Queuing, and Loading*

The Amendment reduces parking from previously approved 804 parking spaces to 520 spaces. This is as a result of the Proposal's reduction in residential units. All parking will be located in one underground parking garage, which is accessed from the main entrance and garage located in the south building tower. The underground parking garage connects both residential towers. The Amendment maintains two separate loading access points, one for each residential tower. The North Tower loading is located near the North Tower garage entrance and the South Tower loading is located past the primary entrance at the southern end of the South Tower. Service bays for the two towers are internal to the buildings. The Amendment continues to provide safe and efficient parking, queuing, and loading.

v. *Division 6.3. Open Space and Recreation*

The Project is not required to provide open space as it is subject to Section 7.7.1.B.5 of the Zoning Ordinance, which requires a green area requirement of 45% of the total site area and is not subject to any further open space requirements. The Amendment provides a green area of 440,459 square feet equaling 56% of the total site area (inclusive of the Hotel Unit).

The Application is in conformance with the *Recreation Guidelines*, as demonstrated in the Recreation Facilities Data table provided with the Application (Scenario ID 12475). The Applicant is providing bicycle amenities; indoor community spaces, including lounges and a fitness space; rooftop amenities, outdoor picnic/seating areas, playgrounds, and grilling areas among other elements. Final locations and quantities of each of these amenities will be shown on the Certified Site Plan.

b. *satisfies the applicable requirements of:*

i. *Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

Stormwater Concept Plans (No. #280376 and No. #282545) were approved by the Montgomery County Department of Permitting Services on February 5, 2016 and April 18, 2017, and Stormwater Concept Plan No. #280376 was reconfirmed on August 10, 2020 for the proposed Amendment. This plan proposes to meet stormwater management requirements through the use of micro-bioretenion facilities and green roof.

ii. *Chapter 22A, Forest Conservation*

This Application is subject to the Chapter 22A, Montgomery County Forest Conservation Law. Site Plan Amendment 81982098C approved a Forest Conservation Plan that allowed 1.05 acres of forest clearing, 3.56 acres of forest retention, and a total of 0.45 acres of onsite reforestation. An amended Forest Conservation Plan, Site Plan Amendment 81982098G, was approved on September 4, 2020 which allowed 1.03 acres of forest clearing, 3.58 acres of forest retention, and a total of 0.44 acres of onsite reforestation. The minor changes were a result of revised grading features, however the limit of disturbance (LOD) associated with this work remains unchanged as shown on the previously approved plans. This Amendment remains in conformance with the Montgomery County Forest Conservation Law.

- c. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

The Amendment maintains adequate, safe, and efficient parking and circulation patterns. The Amendment maintains three separate driveway entrances from Pooks Hill Road. The primary access to the garage is located at the bottom of the hill on the east side of the South Tower with a secondary entrance located on the north side of North Tower. The access points to the loading areas in each tower are still provided directly off Pooks Hill Road and are not changed from the previous approval.

The Amendment reconfigures the entrance of the parking garage for the two towers into one location which removes vehicles from the rear of the site, enhances the rear amenity space, and increases the safety and circulation patterns for pedestrians.

Pedestrian access is provided from the five-foot sidewalks along the Pooks Hill Road frontage and from a new sidewalk adjacent to the vehicular driveway which leads up to the main entrance/lobby, and amenity space in the rear. The sidewalk along the driveway will be ADA compliant with handrails, as required due to steep slope of the site. Multiple sets of stairs will provide direct access from the sidewalk along Pooks Hill Road to individual units in the south building and to the main lobby entrance ("lobby link") connecting the north and south buildings.

- d. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is*

not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

Site Plan 81982098C found that adequate public facilities exist for the residential development. This Amendment reduces residential density, resulting in an estimated net decrease of 19 morning peak-hour auto-driver trips and a net decrease of 22 evening peak-hour auto-driver trips as compared to the previously approved Site Plan Amendment 81982098C³. Since the Project will generated fewer than 50 net new peak hour person trips, the Local Area Transportation Review maintains satisfactory with prior Site Plan Approval 81982098C.

- e. on a property in all other zones, is compatible with existing, approved or pending adjacent development.*

Site Plan Amendment 81989098C was found to be compatible with the adjacent development, finding the design and scale to be compatible with the mid-rise residential buildings in proximity to the Site. This Amendment reduces the height and density of the two towers which further increases the compatibility with the smaller townhouse developments that exist to the south of the Site. Additionally, the Amendment provides unit entries along Pooks Hill Road and softens the retaining walls originally approved along the Site frontage which further enhances the streetscape and compatibility with the surrounding development.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

³ An Adequate Public Facilities finding was needed with Site Plan Amendment 81982098C since a preliminary plan was not required for the underlying recorded lot. A traffic study dated January 29, 2016 was included with Site Plan Amendment 81982098C submittals.

OCT 06 2020 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Verma, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Cichy and Verma voting in favor, and Vice Chair Fani-González and Commissioner Patterson absent at its regular meeting held on Thursday, September 24, 2020, in Wheaton, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board