



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

**APPROVED  
MINUTES**

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, April 21, 2022, at 9:08 a.m., and adjourned at 5:57 p.m.

Present were Chair Casey Anderson, Vice Chair Partap Verma, and Commissioners Gerald R. Cichy, Tina Patterson, and Carol Rubin.

Items 1, 3, and 4 through 8, discussed in that order, are reported on the attached agenda.

Item 2 was postponed.

The Planning Board recessed for lunch at 12:52 p.m. and reconvened in the auditorium and via video conference at 1:30 p.m.

Item 9 was postponed.

Items 11, 12, and 10, discussed in that order, are reported on the attached agenda.

The Board recessed at 5:29 p.m. and convened in Closed Session at 5:31 p.m. to take up Items 13 and 14, Closed Session Items.

In compliance with State Government Article §3-305(b) (7), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 5:31 p.m. via in person and video conference on the motion of Vice Chair Verma, seconded by Commissioner Rubin, with Chair Anderson, Vice Chair Verma, and Commissioners Cichy, Patterson and Rubin voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland §3-305(b)(7) and (8), to consult with staff, consultants, or other individuals about pending or potential litigation; and (13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.


MCPB, 4-21-22, APPROVED

Also present for the meeting were Director Mike Riley, Chief Darryl McSwain of the Montgomery County Park Police; Deputy General Counsel Debra Borden, Principal Counsel Emily Vaias, Senior Counsel Elizabeth Adams, and Kimberly Young of the Legal Department.

In Closed Session, the Board discussed potential litigation involving Montgomery County Park Police and the approval of Closed Session Minutes from April 7, 2022.

The Closed Session meeting was adjourned at 5:57 p.m.

There being no further business, the meeting was adjourned at 5:57 p.m. The next regular meeting of the Planning Board will be held on Thursday, April 28, 2022, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

  
Kimberly ~~Mann~~ Young  
Technical Writer/Legal Assistant

**Thursday, April 21, 2022**  
2425 Reddie Drive  
Wheaton, MD 20902  
301-495-4605

**1. Preliminary Matters**

A. Adoption of Resolutions

- 1. Bloom MV I-IV Preliminary Plan No. 12017015A – MCPB No. 22-040**
- 2. Bloom MV I-IV Site Plan No. 82017013D – MCPB No. 22-041**
- 3. 6000 Executive Boulevard Sketch Plan No. 320220070 – MCPB No. 22-018**

**BOARD ACTION**

**Motion: Rubin/Verma**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Adopted the Resolutions cited above, as submitted.**

- B. Approval of Minutes
  - 1. Minutes of March 31, 2022
  - 2. Minutes of April 07, 2022

**BOARD ACTION**

**Motion:**        1. Rubin/ Verma  
                     2. Rubin/ Verma

**Vote:**  
      **Yea:**            1.        4-0-1  
                             2.        5-0

**Nay:**

**Other:**        1. Patterson Abstained

**Action:**        **Approved Planning Board Meeting Minutes, as submitted.**

C. Other Preliminary Matters

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

2. ~~Roundtable Discussion~~ — **POSTPONED**

~~Planning Director's Report~~

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**      **This item has been postponed.**

**3. Record Plats (Public Hearing)**

**a. Subdivision Plat No. 220210590, Samuel T. Robertson’s addition to Bethesda**

CR zone; 1 parcel; located in the northwest quadrant of the intersection of Old Georgetown Road (MD 187) and Glenbrook Road; Bethesda Downtown Plan.

*Staff Recommendation: Approval*

**b. Subdivision Plat No. 220210770, Cabin John Park, Section Two**

R-90 Zone; 1 lot; located on the south side of Spring Road, 200 feet west of 80th Street; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**c. Subdivision Plat No. 220220480, Edgemoor**

R-90 Zone; 1 lot; located on the south side of Moorland Lane, 250 feet east of Glenwood Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**d. Subdivision Plat No. 220220550, Westwood Square**

CR zone; 2 parcels; located immediately south of the intersection of River Road (MD 190) and Ridgefield Road; Westbard Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: a. through d. Rubin/Verma**

**Vote:**

**Yea: a. through d. 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation for approval of the Subdivision Plats cited above, as submitted.**

**4. Regulatory Extension Requests (Public Hearing)**

**a. 8001 Wisconsin Avenue, Sketch Plan No. 320210050 & Preliminary Plan No. 120210140, Extension Request No. 4** - - Fourth request to extend the review period, from April 28, 2022, to December 29, 2022, to create 1 lot and conceptual approval for a mixed-use development of up to 375,000 square feet, comprised of up to 350 multifamily dwelling units and up to 15,000 square feet of commercial uses, including future Bethesda Overlay Zone density allocation on 2.74 acres of CR 3.0 C 3.0 R 2.75 H 90’, CR 3.0 C 2.0 R 2.75 H 90’, CR 0.5 C 0.5 R 0.5 H 70’, CRT 0.5 C 0.25 R 0.5 H 70’ and Bethesda Overlay Zoned land; located on the Northeast quadrant of the intersection of Wisconsin Avenue and Highland Street; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of Extension Request*

**b. Wheaton Gateway: Sketch Plan No. 320210060 Extension Request No. 4**

Request to extend the regulatory review period for Sketch Plan Amendment No. 320210060 for one month, from April 28, 2022, to May 28, 2022; located on the Southwest corner of the Veirs Mill Road and University Boulevard; on approximately 5.16 acres of land zoned CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; and CRN 1.5, C-.25, R-1.5; within 2010 Wheaton CBD and Vicinity Sector Plan.

*Staff Recommendation: Approval of Extension Request*

**c. 1910 University Blvd Senior Housing: Preliminary Plan No. 120210230, Regulatory Extension Request No. 3** Request to extend the regulatory review period from April 28, 2022, to July 28, 2022; subdivision for an existing Religious Assembly use and a proposed 90-unit Independent Living Facility for Seniors; on approximately 3.56 acres zoned R-60; within the 2012 Wheaton CBD and Vicinity Sector Plan area.

*Staff Recommendation: Approval of the Extension Request*

**d. Fawsett Farms, Administrative Subdivision Plan No.620220030 – Regulatory Review Extension Request No. 1**

Request to extend the regulatory review period from April 21, 2022, to July 21, 2022. Application to subdivide one lot into two lots for one existing and one new single-family detached dwelling unit. Located at 10701 Rock Run Drive, in the NW quadrant of Rock Run Drive and Kingsgate Road: R-200 Zone, 0.98, 2002 Potomac Subregion Master Plan.

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion:** a through d. Rubin/Verma

**Vote:**

**Yea:** a through d. 5-0

**Nay:**

**Other:**

**Action:** a. Approved staff recommendation for approval of the Sketch and Preliminary Plan Extension requests cited above.

b. Approved staff recommendation for approval of the Sketch Plan Extension requests cited above.



**c. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.**

**d. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.**

**5. Reappointment of the White Flint (North Bethesda) Sector Plan and Shady Grove Sector Plan Implementation Advisory Committees.**

*Staff Recommendation: The reappointment of the existing White Flint (North Bethesda) Sector Plan Implementation Advisory Committee with the addition of five new members*

**BOARD ACTION**

**Motion:** Verma/ Rubin

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved reappointment of the White Flint (North Bethesda) Sector Plan and Shady Grove Sector Plan Implementation Advisory Committees with the addition of new members for both committees.

Staff recommended the reappointment of the White Flint (North Bethesda) Sector Plan and Shady Grove Sector Plan Implementation Advisory Committees with the addition of new members for both committees.

New Members: Mr. Marc “Kap” Kapastin, Mr. Charles B. Andrews, Dr. Jacob Krampf, Ms. Suzanne Beckner, and Mr. Ephraim Harel appointed to the White Flint Sector Plan Advisory Committee.

New Members: Mr. Alfred Minichiello, Ms. Shobhana Sharma, Mr. Andrew Einsmann, and Ms. Kara Olsen Salazar appointed to the Shady Grove Sector Plan Advisory Committee.

**6. Takoma Park Minor Master Plan Amendment - Historic Resources**

Cultural resources staff from Planning and Parks will present the historic preservation existing conditions for the Takoma Park Minor Master Plan Update. Staff will provide preliminary background historical information about the plan area and a brief overview of the topics and sites we anticipate exploring in further detail through this plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing.**

Planning and Parks staff offered a multi-media presentation and discussed present cultural resources and existing conditions for the Takoma Park Minor Master Plan Amendment. This included a review of historic and cultural resources identified in the plan area.

The staff discussed plan work such as: developing a historical narrative that brings forward previously underrepresented themes and communities; reviewing potential sites and/or districts to be added to the Locational Atlas & Index of Historic Sites or the Master Plan for Historic Preservation; reviewing known archaeological and historical assets located on Maryland-National Capital Park and Planning Commission (M-NCPPC) managed land; identifying ways these sites could be interpreted on the ground and online; and updating the Burial Sites Inventory if possible.

Staff will continue to look at sources for indigenous mapping and restrictive covenants throughout the area through different means such as land records, racial maps, archeological teams, untold historian stories, and predictive mapping.

There followed a brief Board discussion with questions to the staff.

**7. FY23028 Capital Improvements Program and FY23 Capital Budget, Department of Parks, State Funding Amendments**

*Staff Recommendation: Approve amendments to the proposed FY23-28 Capital Improvement Program (CIP) and FY23 Capital Budget and transmit them to the County Executive and County Council*

**BOARD ACTION**

**Motion:** VERMA/RUBIN

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit a letter to the County Executive and County Council supporting the two amendments to the Budgets cited above.

Parks Staff offered a multimedia presentation discussing the proposed FY 23-28 Capital Improvement Program (CIP) and FY23 Capital Budget plans. On April 7, the Board was made aware of upcoming amendments to the CIP to receive State Funding from the General Assembly’s 2022 Legislative session as well as a transfer into the CIP of funds from the Silver Spring Amenity Fund. Because the transfer from the amenity fund is into a CIP project that already has sufficient excess appropriation, Small Grant/Donor-Assisted Capital Improvements (P058755), there is no need for further action.

Regarding state funding, the General Assembly adjourned Sine Die on April 11, 2022. Included in their work are Legislative Bond Initiatives and Local Parks and Playgrounds Infrastructure grants providing \$12,287,701 of State Aid. The State Aid funding will go towards local parks and playground projects detailed in the April 15<sup>th</sup> Memorandum to the Planning Board. Legislators also approved a budget that provides an allocation of \$14,759,000 in Program Open Space (POS) funding. In order to receive and spend State revenues, the CIP will need to be amended to include appropriations for the additional funding. When allocating POS funding to projects, the Maryland Code prioritizes Program Open Space funding for acquisitions before development projects. After considering a number of factors, staff recommended the POS appropriation in the following projects; Hillendale Local Park, North Branch Trail, Park Acquisitions, Park Refreshers, and Wheaton Regional Park Improvements.

**\*8. 2131 East Randolph Road, Local Map Amendment H-145: Preliminary Forest Conservation Plan No. H-145 and Local Map Amendment No. H-145 (Public Hearing)**

A. Request for approval of a preliminary forest conservation plan and tree variance as part of Local Map Amendment H-145 to rezone 10.8 acres from R-200 to the CRTF-1.0, C-0.25, R-1.0, H-80 Zone; located at the southwest corner of East Randolph Road and Old Columbia Pike; within the 1997 Fairland Master Plan.

*Staff Recommendation: Approval with Conditions*

B. Request to transmit comments to the Hearing Examiner on an application to approve a Local Map Amendment H-145 to rezone 10.8 acres of the R-200 Zone to the CRTF-1.0, C-0.25, R-1.0, H-80 Zone; located at the southwest corner of East Randolph Road and Old Columbia Pike; within the 1997 Fairland Master Plan. The applicant proposes to develop the property with approximately 56 townhomes, 58 two-over-two units, 120 residential affordable senior units, and an approximate 32,000 square foot neighborhood-scaled grocery store.

*Staff Recommendation: Recommend approval with binding conditions and transmit comments to Hearing Examiner for hearing on May 2, 2022*

**BOARD ACTION**

**Motion: A-B Rubin/Verma**

**Vote:**

**Yea: A-B 5-0**

**Nay:**

**Other:**

**Action: A. 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.**

**B. Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.**

Staff presented a multi-media presentation in which they proposed approval of a Local Map Amendment (LMA) application to rezone 10.8 acres of land (the Property) from the R-200 zone to the CRTF-1.0, C-0.25, R-1.0, H-80 (Commercial Residential Town Floating Zone or CRTF). This would allow the Applicant to develop the existing vacant land into approximately 56 townhomes, 58 multi-family two-over-two units, (including a minimum of 12.5 percent Moderately Priced Dwelling Units (MPDUs) to be included in the townhomes and multi-family units), 120 residential affordable senior units, and an approximately 32,000- square foot neighborhood-scaled grocery store.

The tract area for forest conservation purposes includes a total net tract area of 11.49 acres. There is a total of 3.27 acres of existing forest on the Subject Property. The Application proposes to remove all 3.27 acres of forest which generates a reforestation requirement of 4.84 acres. The

Applicant proposes to meet the planting requirement offsite. Staff also noted that the forest being removed is an early successional forest with a high percentage of invasive species.

Correspondence was received for this Application regarding concerns over traffic congestion, traffic safety, density, crime, compatibility, and impacts on the surrounding neighborhood. Staff addressed the concerns in the April 8, 2022 Staff report. Staff also noted the binding elements revisions outlined in the same staff report, including the number of senior affordable housing units being offered and prohibited uses; and a distinction between MPDUs and senior affordable housing.

Staff informed the Board that final approval by the District Council will establish the requested floating zone on the Property. The final site layout, design, and other plan details will be established during the subsequent Preliminary Plan and Site Plan reviews.

The following individuals offered testimony: Brandi Panbach, an adjacent property owner; David Luckett with Willows Run Homeowners Association (HOA); Dr. Tracy Shahan with Snowdens Mill Homeowners Association; John Peterson, an adjacent property owner; Jane Lyons with the Coalition for Smarter Growth; Nischel Pedapudi, an adjacent homeowner and adjacent church member; Prinston Samuel, a community and church member; Edinborough Caleb, an adjacent property owner and church member; John Ezren, a community member; and Southern Asian Seventh-day Adventist Church members: Mani Panickar, Ajith John, Jeyakumar Jebaraj, and Ethan Vinodh.

The applicant's team offered comments addressing concerns about the impact on the community. Karen Senecal, Potomac Conference Corporation of Seventh Day Adventists, offered comments regarding partnering with the applicant's team to address the concerns of community members.

The Board offered comments and suggested a change to proposed Condition 1 on the LMA to clarify that the MPDUs would be distributed throughout the townhouse and two-over-two units and that the senior residential units would all be affordable. The Board also requested additional language be added to the Forest Conservation resolution about the quality of forest being removed.

The Board offered comments addressing concerns about the size of the grocery store and the impact of the grocery store on traffic and indicated that further traffic study for this area would need to be undertaken during the preliminary plan or site plan review. The Board also said that the access across East Randolph Road needs to be expanded to be a more walkable/bikeable area. The Board directed the Applicant team to address the following issues in future development stages of this project: traffic concerns from Route 29 but also within the neighborhood, parking concerns, safety concerns, such as lighting, walkability, and safety of the community accessing the grocery store.

9. ~~Briefing on the Asian American Pacific Islander Heritage Grant Project~~  
**POSTPONED**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:        This item was POSTPONED**

**11. Rustic Roads Functional Master Plan Update – Briefing**

Briefing on the status of the update to the Rustic Roads Functional Master Plan. The briefing will cover the proposed outline of the final plan document and provide early draft recommendations and category changes to rustic roads.

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Planning Staff offered a multi-media presentation briefing the Board on The Rustic Roads Program. This is a program to preserve historic and scenic roadways that reflect the agricultural character and rural origins of the County. There are currently 99 roads in the Rustic Roads program. An additional 25 roads have been nominated for inclusion in the program, 19 of which are currently recommended as rustic or exceptional rustic. Currently, 27 roads in the program lack a complete description, which would be addressed in the update.

The following tasks need to be completed before a final working draft is presented to the Planning Board: analyzing crash histories along the roads to determine if they are currently unsafe; analyzing traffic counts to see if a road is too heavily traveled to be added to the program for Rustic Roads Functional Master Plan Update; determining if changes need to be made to the program based on the county's Vision Zero policy; continuing to identify important environmental features along or close to the roads; performing a tree canopy analysis to compare canopy coverage along some of the roads over time; considering whether revisions to County Code are necessary; determining if and how the resource guide should be used; identifying suitable photos to include in the updated plan; and formatting the road descriptions for publication.

The Board offered brief comments.

Staff intends to bring a working draft of the plan to the Planning Board within the next few months with the revised road descriptions and maps for every existing and nominated road in the program. At that point, Planning Board work sessions will be scheduled to review recommended changes to the master plan and program.



**12. 2022 Wheaton Regional Park Master Plan - Briefing**

Staff Recommendation: Receive briefing on the 2022 Wheaton Regional Park Master Plan

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Parks Staff offered a multi-media presentation discussing the 2022 Wheaton Regional Park Master Plan (Plan) Wheaton Regional Park is one of the five regional parks that serve the whole Montgomery County area. The Park is comprised of 538 acres, in the lower, eastern part of the county. It is near the Wheaton, Glenmont, and Kemp Mill communities and adjoins Northwest Branch Stream Valley Park to the east. The park is surrounded by residential development and does not have direct frontage on any major roads.

The purpose of the Plan is to offer guidance for the Department's six-year Capital Improvement Program (CIP), which implements the recommendations of the Plan among other projects and public investments. The Plan establishes priorities for park improvements to better serve existing and future park users, and the broad diversity of people living and working in the surrounding communities.

The Plan's recommendations are guided by several recent policies adopted by the Planning Board such as *Thrive Montgomery* and the *Park Recreation and Open Space Plan (PROS)*, which focus on the park's need to serve the diverse populations in the entire county and residents who live within walking distance of the facility. These programs are designed to encourage physical activity, social engagement, and community building.

The Plan is primarily focused on redeveloping, expanding, and repurposing existing facilities and amenities with the purpose of building community engagement. In order to meet these goals, the Staff hired a third party to assist with outreach to collect community input by taking surveys, having interactive maps, and forming focus groups. Upon analyzing comments and survey results, Staff plans to link areas that surround the park as a larger whole. The Community results show that people wish to see an enhanced relationship between Brookside Gardens and the rest of the park as well as, bike parking, more navigable and safe trails used for walking, hiking, running, biking, and horseback riding, throughout the park, transit access, better roads, food places or food trucks, and signs for individuals to navigate the park more efficiently.

Staff plans to return with more opportunities for public input before implementation.

Board offered comments noting they would like to see more walkable areas, bicycle parking, food trucks or small restaurants, and better walkable access.

**10. Fairland and Briggs Chaney Master Plan – Planning Board Briefing of Existing Conditions**

This briefing will provide an existing condition analysis of the master plan area including its history, land use, transportation, environment, parks, open spaces, urban design, community facilities and resources, housing, and real estate.

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:       Received briefing.**

Planning Staff offered a multi-media presentation highlighting the main takeaways from the team’s work over the last twelve months as a guide for the next steps in the Fairland and Briggs Chaney Master Plan (Master Plan) update: community visioning and draft plan recommendations.

The briefing provided an existing conditions analysis of the Master Plan area including its history, land use, area demographics, transportation, environment, parks, open spaces, urban design, community facilities and resources, schools, housing, and real estate.

As Master Plan development continues, staff will further engage the community during spring and summer 2022 through focus groups, community pop-up events, business and commercial property owner canvassing, an interactive mapping tool, a spring photo contest, and community visioning charrettes. The working draft of the Master Plan is targeted in fall 2022 with a public hearing in late 2022 or early 2023. Staff anticipates transmitting the Planning Board draft plan to the County Council for review and approval by the Spring of 2023.

The Board offered comments.

**14. CLOSED SESSION**

General Provisions Article 3-305 (b) (13) to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter

**The Topic to be discussed: approval of closed session minutes from April 7, 2022**

**BOARD ACTION**

**Motion: Verma/Rubin**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action:** Discussed in Closed Session. See State citation and open session report above.

**13. CLOSED SESSION**

General Provisions Article 3-305 (b) (7), (8) consult with counsel to obtain legal advice; and (8) consult with staff, consultants, or other individuals about pending or potential litigation.

**The Topic to be discussed: potential litigation involving Montgomery Park Police.**

**BOARD ACTION**

**Motion:** Verma/Rubin

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Discussed in Closed Session. See State citation and open session report above.