

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, October 10, 2024
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, October 10, 2024, beginning at 2:05 p.m. and adjourning at 5:56 p.m.

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

Items 1 through 4 and Items 6 through 9 were discussed in that order and reported in the attached Minutes.

Item 5 was removed from the Agenda.

There being no further business, the meeting adjourned at 5:56 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 17, 2024, 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. The Seasons Preliminary Plan Amendment No. 11989193A – MCPB No. 24-088
2. The Seasons Forest Conservation Plan No. F20250140 – MCPB No. 24-089
3. Tregoning Property Preliminary Plan Amendment No. 12023012A – MCPB No. 24-090
4. Tregoning Property Site Plan No. 820240080 – MCPB No. 24-091
5. Tregoning Property – Final Forest Conservation Plan No. F20240420 – MCPB No. 24-092
6. Bennett Creek Animal Hospital, Forest Conservation Plan Amendment No. F20240830 – MCPB No: 24-095

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for September 26, 2024

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of September 26, 2024, 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 No. 220240490 thru 220240520, Polaris Square

CR zone; 86 lots, 22 parcels; located on the west side of East Jefferson Street, 400 feet south of Josiah Henson Parkway; White Flint 2 Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220241160, Huntington, Section 4

R-60 zone; 1 lot; located on the west side of Custer Road, 150 feet north of Wilson Lane (MD 188); Bethesda – Chevy Chase 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)

Clarksburg Chase, Preliminary Plan No. 120240040, Site Plan No. 820240050 and Forest Conservation Plan No. F20240180, Extension Request No. 4 - Request to extend the regulatory review period until November 21, 2024.

An application for 101 dwelling units (49 single-family units and 52 townhouses); Located at 22600 Clarksburg Road, Northwest quadrant of the intersection of Gosnell Farm Drive and Clarksburg Road; 136.18 acres, RNC zone and Clarksburg West Environmental Overlay zone, 1994 Clarksburg Master Plan & Hyattstown Special Study Area and the 2014 Ten Mile Creek Area Limited Amendment.

Staff Recommendation: Approval of extension request

J. Casey

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

Item 4. Semi-Annual Presentation Outline

J. Sartori/M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

Miti Figueredo, Montgomery Parks Director and Jason Sartori, Montgomery Planning Director offered a briefing to the Planning Board regarding topics for the Fall 2024 Semiannual Presentation. Further information can be found in the Staff Report dated September 13, 2024.

Ms. Figueredo stated she will open by discussing the cost effectiveness of funding, target audiences, and popular priorities. Ms. Figueredo will describe the events, programs, and activities provided throughout different divisions of the Parks Department as well as highlight park projects. Ms. Figueredo will also discuss the implementation of the Wheaton Regional Park Master Plan and the recent Wheaton Regional Park Gravity Bike Park opening, as well as the Long Branch Initiative. Lastly, Ms. Figueredo will give an overview of Parks Environmental Stewardship and highlight the effort it takes to maintain a 37,000-acre park system.

Mr. Sartori stated he will begin by discussing Montgomery Planning’s Strategic Plan highlighting the vision, mission, values, priorities, and examples of actions. Mr. Sartori will provide an update of engagement efforts from the last few months regarding the Attainable Housing Strategies Listening Sessions, Housing Building Timelapse map, Master Plans, and the Damascus Placemaking Festival. Mr. Sartori will also provide an overview of implementation of the recommendations that came out of the Development Review Process Workgroup for new noticing signage and the Planning Academy as well as work program updates. Lastly, Mr. Sartori will highlight recent awards the Planning Department has received.

The Board offered comments and suggestions regarding the need to highlight achievements of both the Planning and Parks Departments with relation to the value from funding received from the adopted budget.

Item 5. Removed - Roundtable Discussion

Planning Director's Report
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: **This item was removed from the Planning Board Agenda.**

Item 6. FY26 Operating Budget Discussion – CAS, Commissioners’ Office

T. Charles/I. Branda

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion.

William Spencer, Acting Executive Director offered brief comments regarding the CAS FY26 proposed budget, and Terri Bacote-Charles, Deputy Corporate Budget Director, and Ilana Branda, Commissioners’ Office Chief of Staff discussed the FY26 Operating Budgets for CAS and the Commissioners’ Office respectively. Further information can be found in the Staff Reports posted to the October 10, 2024 agenda.

CAS

Ms. Bacote-Charles offered a multimedia presentation and gave an overview of the FY26 proposed budgets for the Department of Human Resources and Management (DHRM), Finance Department, Legal/Office of the General Counsel, Office of the Inspector General, Corporate IT, Merit System Board, and CAS Support Services. Ms. Bacote-Charles also discussed critical needs requests including a Corporate Purchase Card Administrator in order to enhance the P-Card Program as well as Senior Auditor to strengthen investigatory services to enhance public accountability and assist with Internal Controls training. Lastly, Ms. Bacote-Charles discussed the FY26 proposed budget for the Chief Information Officer and Licenses as well as Commission-wide IT.

The Board asked questions regarding current responsibility for handling P-Card program training, funding source for the requested P-Card Administrator position, range of salaries and affordability, reasoning for increase of licenses, and departmental usage of co-pilot licenses.

Staff, including William Spencer, Acting Executive Director, Gavin Cohen, Secretary-Treasurer, Mazen Chilet, Chief Information Officer, and Nancy Steen, Parks Budget Manager, offered comments and responses to the Board’s questions.

The Board also requested a copy of the OIG report be provided as well as the breakdown of DRHM personnel costs.

Commissioners’ Office

Ms. Branda discussed the FY26 proposed budget for the Commissioners’ Office as well as the major known commitments, chargebacks, and new initiatives including requests for an Administrative Assistant III and Graduate Assistant Intern.

The Board asked questions and offered comments regarding the salary request for the Administrative Assistant III position, and Ms. Branda offered comments and responses.

Item 7. Bradley Hills – 5315 Goldsboro Road: Administrative Subdivision Plan No. 620240130 and Final Forest Conservation Plan No. F20240640 (Public Hearing)

A. Administrative Subdivision Plan No. 620240130: Application to create two lots for a single-family detached unit on each lot; located at 5315 Goldsboro Road (Approximately 200 feet southwest of the intersection with Bradley Boulevard), R-90 zone; 1.05 acres; 1990 Bethesda Chevy Chase Master Plan.

B. Forest Conservation Plan No. F20240640: Request for approval of a Final Forest Conservation Plan associated with Administrative Subdivision Plan No. 620240130.

Staff Recommendation: Approval with Conditions

M. Fuster

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for approval of the Administrative Subdivision Plan cited above, 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/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained.

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

Marco Fuster, Planner III, offered a multi-media presentation regarding Bradley Hills. Further information can be found in the Staff Report dated September 27, 2024.

Mr. Fuster stated the Applicant is proposing to demolish the existing residence and subdivide the 1.05-acre lot into two lots with a new detached single-family home on each lot. Lot 35 (the northern lot) will contain approximately 15,812 square feet and Lot 36 (the southern lot) will contain approximately 29,858 square feet. Mr. Fuster further explained the project proposes driveway access onto Goldsboro Road, a sidepath to be constructed by the Applicant as well as a street buffer along the site frontage, and expanded Building Restriction Lines (BRLs) to enhance screening and tree preservation.

Mr. Fuster stated the Forest Conservation Plan proposed afforestation will be met offsite, there will be impacts to three trees as well as removal of seven trees, and the Applicant will also provide supplemental screening plantings and mitigation tree replacements.

Montgomery County Planning Board
Public Meeting Minutes of October 10, 2024

Mr. Fuster noted correspondence was received with concerns regarding property description errors, forest conservation and mitigation, limits of disturbance, water drainage, erosion, existing retaining walls, traffic, and impact on the neighborhood.

Suzanne Canton, an adjacent property owner, offered testimony regarding the limits of disturbance and erosion mitigation. Ms. Canton offered further comments regarding her property location and retaining wall concerns.

Sean Shahparast, an adjacent property owner, offered testimony regarding privacy mitigation and requested a six-foot privacy fence as well as repositioning of the garage.

Robert Feldhuhn, an adjacent property owner, offered testimony regarding stormwater management.

Rakesh Srinivasan, an adjacent property owner, offered testimony regarding stormwater mitigation and privacy mitigation.

Larry Mahan of Goldsboro Residents Group offered testimony regarding opposition to the subdivision and concerns with the character, stormwater management, soil testing, and stormwater drainage. Mr. Mahan offered further comments regarding the locations of the three different walls on the property borders.

Rich Ingram of Charles P. Johnson and Associates, Inc., offered comments on behalf of the Applicant noting agreement to conditions as proposed by Staff. Mr. Ingram offered further comments regarding the three different retaining walls, utilization of property aprons, limits of disturbance, screening, stormwater drainage, and grading.

Mark Etheridge of the Department of Permitting Services (DPS) offered comments regarding the stormwater management requirements and soil testing.

The Board asked questions regarding tree canopy, stormwater drainage, grading, reasoning for noise analysis requirement, and locations of the brick, stone, and timber retaining walls.

Staff, including Elza Hisel-McCoy, Chief of Downcounty Planning, offered comments and responses to the Board's questions.

Item 8. Montgomery County Hotel Market Study Briefing

Staff Recommendation: Brief the Planning Board
L. Powers/N. Holdzkom

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Carrie McCarthy, Chief of Research and Strategic Projects, introduced Nick Holdzkom, Planner III, and Lucie Powers, Intern II, who offered a multi-media presentation regarding the Montgomery County Hotel Market Study. Further information can be found in the Staff Report posted to the October 10, 2024 Agenda.

Mr. Holdzkom offered comments regarding the hotel market within Montgomery County, and Ms. Powers presented analysis and findings from the Montgomery County Hotel Market Study, conducted during the summer of 2024. Ms. Powers gave an overview and discussed the methodology, hotel terminology, market environment, inventory analysis, and regional standing for the County's stock of hotels and motels.

Ms. Powers also explained the key takeaways in greater detail and discussed future topics for exploration including hotel-to-housing conversions, the development pipeline with hotel components, and other lodging types such as bed and breakfasts, short-term residential rentals, and campgrounds.

The Board asked questions regarding revenue, annual total supply, occupancy percentage, hotel-to-housing conversions, how to further encourage hotel stays within the County, and how revenue totals are high when supply/demand are low.

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

Item 9. 12701 Piedmont Road, Corrective Map Amendment H-151 (Public Hearing)

Correction of an administrative or technical error in the Sectional Map Amendment related to 12701 Piedmont Road; 4.40 acres; 1982/1985 Damascus Master Plan.

Staff Recommendation: Approval and request to file for a Corrective Map Amendment with the District Council

K. Mencarini

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

Katie Mencarini, Planner IV, offered a multi-media presentation regarding 12701 Piedmont Road. Further information can be found in the Staff Report dated September 30, 2024.

Ms. Mencarini gave a brief overview of Corrective Map Amendments and noted a technical error occurred in Sectional Map Amendment SMA G-352, which incorrectly zoned the property at 12701 Piedmont Road in Clarksburg as Rural Density Transfer (RDT) instead of R-200. Ms. Mencarini stated the technical error was not found or addressed with the 1985 or 1993 Amendments to the Damascus Master Plan. The zoning on the current map is also not consistent with the intention of the 1982/1985/1993 Damascus Master Plan and the 1988 update to the Functional Master Plan for the Preservation of Agriculture and Rural Open Space. Furthermore, Ms. Mencarini stated because the property was incorrectly shown as being in the RDT zone, it was incorrectly converted to the Agricultural Reserve (AR) zone during the 2014 District Map Amendment associated with the rewrite of the Zoning Ordinance.

Ms. Mencarini noted the error was identified by the attorney for the owner of 12701 Piedmont Road. After thorough research, Staff determined that the property was incorrectly zoned as a result of a mapping error in the final version of the 1982 Damascus Master Plan (SMA G-352).

Ms. Mencarini noted two corrections to the Staff Report regarding total acreage for the property and the graphic and text on page 4.

Chris Garosi, an individual, offered testimony regarding zoning for the adjacent Fountain View Community and requested consideration to correct the currently zoned AR zoning.

The Board asked questions regarding evidence supporting potential zoning mistakes, boundary lines, reasoning for removing the property at 12701 Piedmont Road from AR zoning, and the Fountain View Community's zoning. The Board also discussed the possibility of further examining the properties within the adjacent Fountain View Community for rezoning.

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