

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, October 3, 2024**  
2425 Reddie 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 3, 2024, beginning at 10:12 a.m. and adjourning at 11:30 a.m.

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

Chair Harris offered brief comments regarding the Joint Board of Education meeting held on October 1, 2024 and the last listening session for the Attainable Housing Strategies Initiative held virtually on October 2, 2024.

Item 1 was a meeting of the Maryland-National Capital Park and Planning Commission, as further discussed in the Commission's October 3, 2024 Minutes.

Items 2 through 4 and Items 6 and 7 were discussed in that order and reported in the attached Minutes.

Item 5 was postponed until October 10, 2024.

The Planning Board meeting adjourned at 11:30 a.m. The next regular meeting of the Planning Board will be held on Thursday, October 10, 2024, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

*Rachel Roehrich*

Rachel Roehrich  
Technical Writer/Legal Assistant

MINUTES

**Item 2. Preliminary Matters**

**A. Adoption of Resolutions**

1. 850 Sligo Avenue Preliminary Plan Amendment No. 12019009B - MCPB No. 24-082
2. Reserve at Strathmore Square Site Plan Amendment No. 82021012A – MCPB No. 24-087
3. PLD Lot 44 4702 West Virginia Avenue Sketch Plan Amendment No. 32019006B - MCPB No. 24-083
4. PLD Lot 44 4702 West Virginia Avenue Site Plan No. 820240140 – MCPB No. 24-084
5. PLD Lot 44 4702 West Virginia Avenue Forest Conservation Plan No. F20240720 – MCPB No. 24-085
6. PLD Lot 44 4702 West Virginia Avenue Preliminary Plan No. 120240110- MCPB No. 24-086

**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 12, 2024
2. Minutes for September 19, 2024

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Planning Board Meeting Minutes of September 12, 2024 and September 19, 2024, as submitted.**

**C. Other Preliminary Matters**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

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

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

**Subdivision Plat No. 220240320, James E. Broadhursts Subdivision – Alta Vista**

R-60 zone; 3 lots; located in the northeast quadrant of the intersection of Lone Oak Drive and Hurst Street; North Bethesda – Garrett Park Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: Linden/Hedrick**

**Vote: 5-0**

**Other:**

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

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

**Kirk Farm, Pre-Preliminary Plan No. 720240020: Regulatory Review Extension Request No. 1 - Request to extend review period from October 8, 2024 to December 8, 2024.**

Application to obtain binding direction from the Planning Board on site access and required improvements on Tall Timbers Road for the creation of one lot for one single-family detached unit; 2505 Tall Timbers Road; R-200 zone; 1.5 acres.; 2005 Olney Master Plan.

*Staff Recommendation: Approval of the extension request.*

U. Njeze

**Red Mill Remote ATM Install, Site Plan No. 820240020: Regulatory Review Extension Request No. 1 - Request to extend review period from October 24, 2024 to December 24, 2024.**

Application to install a drive-thru ATM in an existing parking lot; 7258 Muncaster Mill Road; CRT – 0.75 zone; 28,060 sq. ft.; 2004 Upper Rock Creek Area Master Plan.

*Staff Recommendation: Approval of the extension request.*

U. Njeze

**Fraley Farm (East), Preliminary Plan No. 120240080: Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until April 3, 2025.**

Application to subdivide the property to create 11 single-family lots and associated HOA parcels; East Quadrant, intersection of Griffith Farm Road and Hayloft Drive, 46 acres; RE-2 zone; 2004 Upper Rock Creek Master Plan.

*Staff Recommendation: Approval of the extension request.*

P. Estes

**Hassnain Residence Preliminary Plan No. 120230140: Regulatory Review Extension Request No. 2 - Request to extend review period from October 30, 2024 to March 11, 2024.**

Create one lot for one single-family detached dwelling unit; 1404 Spencerville Road; RE-1 zone; 43,172 sq. ft.; 1997 Cloverly Master Plan.

*Staff Recommendation: Approval of the extension request.*

U. Njeze

**Loehmann's Plaza, Preliminary Plan No. 120240100, Site Plan No. 820240120, and Forest Conservation Plan No. F20240680: Regulatory Review Extension Request No. 2 – Request to extend the review period from November 7, 2024, to November 21, 2024.**

Second request to extend the regulatory review period for two (2) additional weeks, from November 7, 2024 through November 21, 2024. The first request to extend the regulatory review period for ten (10) additional weeks, from August 29, 2024 through November 7, 2024 was approved by the Planning Board on July 25, 2024. The Overall Site is an existing strip shopping center with surface parking and a pad site on 9.74-acres of land; Located at 5200 Randolph Road at the southeast quadrant of the intersection of Randolph Road with Parklawn Drive and west of Putnam Road; Commercial Residential (CR-1.75, C-0.5, R-1.5, H-75) Zone; within the Randolph Hills District of the 2018 White Flint II Sector Plan area. Subdivision No. 120240100Request approval to subdivide the existing one (1) lot shopping center into four (4) lots for up to 710,000 square feet of residential uses and up to 40,000 square feet of commercial uses

and five (5) parcels for public and private roadways and open space. Site Plan No. 820240120 Proposed infill development with up to 710,000 square feet of residential uses and up to 40,000 square feet of commercial uses for a cumulative density of up to 750,000 square feet of mixed-use development, with 15% Moderately Priced Dwelling Units (MPDUs), open space, pedestrian and bicycle improvements, and associated public benefits to support incentive density. Final Forest Conservation Plan No. F20240680 Proposed contribution to an offsite mitigation bank to meet the afforestation planting requirement for the mixed-use development.

*Staff Recommendation: Approve the Extension Request for two (2) weeks through November 21<sup>st</sup>.*  
T. Graham/H. Johnson

**BOARD ACTION**

**Motion:** Linden/Hedrick

**Vote:** 5-0

**Other:**

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

**Item 5. Postponed - Bradley Hills – 5315 Goldsboro Road: Administrative Subdivision Plan No. 620240130 & 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 SW 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

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed to October 10, 2024.**

**Item 6. Special Exception Major Modification No. S-2659-A and Forest Conservation Plan No. F20240830: Bennett Creek Animal Hospital (Public Hearing)**

A. Special Exception Major Modification No. S-2659-A: Request to transmit comments to the Hearing Examiner on a Special Exception Major Modification for an addition to an existing Hospital, Veterinary pursuant to Montgomery County Zoning Ordinance (2004) Sections 59-G-1.3(c)(2) & (4) (General Conditions) and 59-G.2.32 at 22416 Frederick Road, Clarksburg; R-200 Zone; 87,157 sq. ft.; 1994 Clarksburg Master Plan.

B. Forest Conservation Plan Amendment No. F20240830: Recommend approval with conditions. *Staff Recommendation: Approval of the Forest Conservation Plan with conditions and transmittal of comments to the Hearings Examiner for Special Exception Major Modification.*

M. Beall

**A. BOARD ACTION**

**Motion:** Hedrick/Linden

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation for approval of the Special Exception Major Modification cited above, subject to conditions, and transmittal of comments to Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

**B. BOARD ACTION**

**Motion:** Hedrick/Linden

**Vote:** 5-0

**Other:**

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

Mark Beall, Planner IV, offered a multi-media presentation regarding Bennett Creek Animal Hospital. Further information can be found in the Staff Report dated September 20, 2024.

Mr. Beall noted corrections and clarifications the Staff Report regarding the total addition square footage.

Mr. Beall stated Bennett Creek Animal Hospital is proposing a 4,833-square-foot addition to the existing 6,879-square-foot building for a total of 11,712 square feet. Mr. Beall noted the proposed modification is requesting an increase from ten staff members to seventeen staff members as well as an increase from three Veterinarians to five Veterinarians. Lastly, the Applicant is requesting to increase the parking lot from 17 parking spaces to 40 parking spaces.

Josh Penn, Planner III, discussed the Forest Conservation Plan Amendment for the project, noting removal of 0.37 acres of easement to be mitigated both on-site and off-site, as well as the request for a tree variance for removal of one protected tree.

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Jody S. Kline of Miller, Miller, and Canby offered comments on behalf of the Applicant regarding the need for expansion of the Animal Hospital and agreement to all conditions.

The Board asked questions regarding the justification for the tree variance, and Staff offered comments and responses.



**Item 7. Master Plan of Highways and Transitways – 2024 Technical Update  
Summarize feedback on the Public Hearing Draft and discuss next steps.**

*Staff Recommendation: Provide policy direction to Planning Staff*  
S. Aldrich

**BOARD ACTION**

**Motion: Linden/Hedrick**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation to move forward with Option Number 2, as modified during the meeting.**

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding feedback received on the Public Hearing Draft for the Master Plan of Highways and Transitway (MPOHT) – 2024 Technical Update. Further information can be found in the Staff Report dated September 20, 2024.

Ms. Aldrich stated most of the testimony received, including from the County Executive and the Montgomery County Department of Transportation (MCDOT), has requested the removal of the unbuilt sections of Midcounty Highway Extended (also known as M-83), between Montgomery Village Avenue and Ridge Road, from the MPOHT. Ms. Aldrich gave an overview of the history and background regarding M-83 and presented three potential options to address M-83 listed below:

1. Do not remove or consider removing Midcounty Highway Extended from the MPOHT as it is beyond the original scope of the project and proceed with the current version;
2. Direct Planning Staff to modify the scope of the MPOHT to include consideration of Midcounty Highway Extended and to conduct additional public engagement and hold another public hearing;
3. Consider removing Midcounty Highway Extended from the MPOHT based on the Council's 2017 Resolution and the testimony already received without the need to hold another public hearing;

The Board asked questions regarding MCDOT's position, potential for trails or bikeways along the alignment, process for forfeiting right-of-way upon removal of M-83, potential negative impact to Brink Road, timeline of further study of the southern portion, revising the scope of work, and impact to other Master Plan schedules.

Staff, including Dave Anspacher, Chief of Countywide Planning and Policy, offered comments and responses to the Board's questions. Mr. Anspacher offered further comments regarding portions of M-83 (specifically the southern portion) that would require further study regarding removal.

The Board voted to move forward with Option Number 2 proposed by Staff with modification to the scope of work to consider removal from the master plan unbuilt sections of M-83 that are part of Midcounty Highway Extended, including the northern extension between Montgomery Village

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Avenue and Ridge Road and the southern extension between MD 200/ICC and Shady Grove Road. Accordingly, the Board set a Public Hearing date for November 14, 2024 for additional input on the modified scope of work. The Board also requested that future work sessions include discussion regarding right-of-way and bikeway/trail pathway along the alignment.