

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, September 26, 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, September 26, 2024, beginning at 9:13 a.m. and adjourning at 2:52 p.m.

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

Items 1 through 7, and Items 9 and 10 were discussed in that order and reported in the attached Minutes.

Item 8 was postponed until October 10, 2024.

The Planning Board recessed for lunch at 11:44 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:06 p.m. to discuss Items 11 and 12, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 2:52 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 3, 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. Burtonsville Elementary School Forest Conservation Plan No. F20240140 – MCPB No. 24-080

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

**Other: Commissioner Bartley was absent for the original vote on September 5, 2024, and was not eligible to vote.**

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

**B. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: There were no Minutes submitted for approval.**

**C. Other Preliminary Matters**

1. Corrected Resolutions for 8676 Georgia Avenue: Sketch Plan No. 320230060 and Preliminary Plan No. 120230150 – MCPB Nos. 24-065 and 24-066

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

**Other: Commissioner Bartley was absent for the original vote on July 18, 2024, and was not eligible to vote.**

**Action: Approved and adopted the Corrected Resolutions cited above, as submitted.**

**Item 2. Record Plats (Public Hearing)**

**Subdivision Plat No. 220241010, Greenwich Forest**

R-90 zone; 1 lot; located in the northeast quadrant of the intersection of Wilson Lane (MD 188) and Hampden Lane; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220250080, Chevy Chase Terrace**

R-60 zone; 1 lot; located on the south side of Chevy Chase Boulevard, 350 feet west of Offutt Road; Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**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)**

**Sycamore Acres: Administrative Subdivision Plan No. 620240170 and Final Forest Conservation Plan No. F20240550 – Regulatory Extension Request No. 2 - Request to extend the review period from September 27, 2024, to December 27, 2024.**

Located at the southeast quadrant of the intersection of Pinetree Road and Willow Lane; RE-1 Zone; 2.0 acres; 2005 Olney Master Plan.

A. Administrative Subdivision Plan No. 620240170: Application to create two (2) lots for two (2) single-family detached dwelling units.

B. Final Forest Conservation Plan No. F20240550

*Staff Recommendation: Approval of the extension request.*

J. Server

**Shaare Tefila Congregation: Preliminary Plan Amendment No. 12006056A, Regulatory Review Extension Request No. 1 - Request to extend the regulatory review period by two months until November 21, 2024.**

Application to amend approved conditions to allow a child day care center; 16620 Georgia Avenue, Olney; R-200 zone; 2005 Olney Master Plan.

*Staff Recommendation: Approval of the extension request.*

P. Estes

**16998 Overhill Road: Preliminary Plan No. 120240060 – Regulatory Extension Request No. 3 - Request to extend the regulatory review period for two months until November 24, 2024.**

Application to create one lot for an independent living facility; located at 16998 Overhill Road, south of the Intercounty Connector (ICC)/MD 200, approximately 400 feet east of Redland Road, RE-1 zone, 3.78 acres, 2004 Upper Rock Creek Area Master Plan.

*Staff Recommendation: Approval of the extension request.*

J. Casey

**Bradley Hills – 5315 Goldsboro Road: Administrative Subdivision Plan No. 620240130 & Final Forest Conservation Plan No. F20240640 – Regulatory Extension Request No. 2 - Request to extend the review period, from October 3, 2024 to November 3, 2024.**

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.

*Staff recommendation: Approval of the extension request.*

M. Fuster

**Colesville Gardens, Administrative Subdivision Plan No. 620230160: Regulatory Extension Request No. 3 – Request to extend the review period from October 6, 2024 to February 6, 2025.**

Located on the east corner of the intersection of Octagon Lane and Anderson Street; 0.63 acres zoned R-90; 1997 White Oak Master Plan.

*Staff recommendation: Approval of the extension request.*

P. Smith

**BOARD ACTION**

**Motion:** Hedrick/Linden

**Vote:** 5-0

**Other:**

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

**Item 4. Roundtable Discussion**

Planning Director's Report  
R. Kronenberg/B. Broullire

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Robert Kronenberg, Deputy Director of Planning and Bridget Broullire, Acting Deputy Director of Planning, offered a multi-media presentation regarding recent updates for the Planning Department.

Ms. Broullire discussed the Attainable Housing Strategies Listening Sessions and Mr. Kronenberg offered comments regarding the outreach, community engagement, and feedback received from the community throughout the process. Ms. Broullire and Mr. Kronenberg also introduced the Planning Department's fall interns including Ebenezer Amanguah, Khairun Fahmi, Tara Goldstein, Jalon Robinson, and Aaron Stiegler.

Lastly, Ms. Broullire highlighted the upcoming events in October including the Damascus Placemaking Festival and the last Planning Board Speaker Series panel.

The Board asked questions regarding the process for responding to community comments received during the Attainable Housing Strategies Listening Sessions and duration of time the fall interns will be working for the Planning Department.

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

**Item 5. FY26 Operating Budget Overview**

T. Bacote-Charles

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Terri Bacote-Charles, Corporate Budget Manager, offered a multi-media presentation regarding the FY26 Operating Budget.

Ms. Bacote-Charles discussed the budget timeline, key trends, the FY26 budget outlook, expenditure estimates including internal and external cost pressures, the FY26 budget strategy, and six-year outlook in greater detail with the Board.

The Board asked questions regarding further explanation of OPEB funding, reasoning for lack of increase for OPEB benefits, the retirement funding budget, bond issuance for the CIP, what was included within the major known commitments, projected ending fund balance for the Park Fund, chargebacks, and the ERP additional cost.

Staff, including William Spencer, Acting Executive Director, offered comments and responses to the Board's questions.

The Board also requested further information regarding transfers to the special revenue fund and expenditures by type as well as what is driving the increase of costs.

**Item 6. The Reserve at Strathmore Square, Site Plan Amendment No. 82023007A (Public Hearing)**

Request to reduce overall square footage (from 336,700 square feet to 287,083 square feet) and height of Building 5 (from 300 feet to 272 feet) and make associated changes to building interior and conditions of approval; adjust design of fifth floor amenity roof; and modify building elevations to adjust locations of balconies, remove select terraces, and refine materials/components. Located at the Grosvenor-Strathmore Metro Station; CR-3.0 C-0.5 R-2.75 H-300 Zone; 14.72 acres; 2018 Grosvenor-Strathmore Metro Area Minor Master Plan.

*Staff Recommendation: Approval with conditions*

E. Tettelbaum

**BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Site 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.**

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding The Reserve at Strathmore Square. Further information can be found in the Staff Report dated September 13, 2024.

Ms. Tettelbaum stated the Applicant proposes to decrease the overall building square footage from 336,700 square feet to 287,083 square feet, decrease the number of stories from 28 to 20, decrease the number of units from 166 to 129, decrease the number of parking spaces from 111 to 79, and decrease the Building Lot Termination (BLT) requirement from the previously approved building. Ms. Tettelbaum noted in connection with the overall building changes, the proposed fifth floor amenity roof has been enlarged and the layout and design have been updated accordingly as well.

Steve Robins of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the resizing of the project.

The Board asked questions regarding financing, the reduction in height and size, capital markets, and overall cost.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments regarding the reduction of height for the building.

William Maggard of ESL offered comments regarding financing, capital markets, resizing of the project, and how large the project is from a cost perspective.



**Item 7. Bethesda Downtown Amenity Fund Reallocation**

Reallocate Bethesda Downtown Amenity Funds to the Bethesda Urban Partnership previously approved by the Board for the Norfolk Avenue Streeterly to other public art and placemaking initiatives in downtown Bethesda.

*Staff Recommendation: Approve Reallocation*

E. Hisel-McCoy

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** **Approved Staff recommendation for approval of the reallocation of the Bethesda Downtown Amenity Funds to the Bethesda Urban Partnership.**

Elza Hisel-McCoy, Chief of Downcounty Planning, offered comments regarding the Bethesda Downtown Amenity Fund Reallocation. Further information can be found in the Staff Report dated September 19, 2024.

Mr. Hisel-McCoy stated for a variety of reasons, including operational and safety concerns, Bethesda Urban Partnership (BUP) is no longer pursuing the Norfolk Avenue Streeterly, and is currently working with the Parks Department for disposition of furnishings purchased for it. Of the \$485,278 transferred to BUP, approximately \$173,100 remains unspent. Mr. Hisel-McCoy noted BUP is an exemplary organization involved in many excellent placemaking initiatives throughout downtown Bethesda, and stated Staff is recommending BUP's use of the remaining funds for a mural project for the Capital Crescent Trail bridge over Bradley Boulevard that is projected to cost about \$150,000, and/or other similar placemaking efforts.

The Board asked questions regarding coordination with Parks, the bidding process, reasoning for rescinding the program for usage of public space, and if other options other than a mural were considered.

Staff, including Robert Kronenberg, Deputy Director of Planning, offered comments and responses to the Board's questions.

Jeff Burton of Bethesda Urban Partnership offered comments regarding the bidding process for artists as well as how the funds will be allocated.

**Item 8. Postponed - Bradley Hills – 5315 Goldsboro Road: Administrative Subdivision Plan No. 620240130 (Public Hearing)**

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; 1.04 acres; 1990 Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval*

M. Fuster

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

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

**Item 9. The Seasons, Preliminary Plan Amendment No. 11989193A and Forest Conservation Plan No. F20250140 (Public Hearing)**

A. Preliminary Plan Amendment No. 11989193A: Request for an increase in the residential gross floor area to up to 215,128 square feet and decrease in the commercial gross floor area to up to 18,627 sf; total existing density of 233,755 square feet to remain. CBD-1 Zone, located at 4710 Bethesda Avenue, approximately 250 square feet west of Wisconsin Avenue.

B. Forest Conservation Plan No. F20250140: Request for approval of a Preliminary/Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Preliminary Plan application No.11989193A.

*Staff Recommendation: Approval with Conditions*

T. Gatling

**A. BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions as amended during the meeting, 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: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary/Final 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.**

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding The Seasons. Further information can be found in the Staff Report dated September 16, 2024.

Mr. Gatling stated the property is improved with a mixed-use building that was constructed in the 1960's with 247 multi-family dwelling units and 33,970 square feet of commercial uses, and the Applicant is proposing conversion of up to 15,343 square feet of office/retail uses on the second floor to construct up to eighteen multi-family dwelling units. The remaining 18,627 square feet will remain in office/retail use.

Mr. Gatling noted the original building was constructed before the County's Moderately Priced Dwelling Unit (MDPU) requirement, and per DHCA, the Applicant must enter into a payment agreement with DHCA/Housing Initiative Fund for the creation of up to eighteen additional dwelling units. If the plan is amended to provide twenty or more new units, the Applicant will be required to provide MPDUs onsite in accordance with Chapter 25A.

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Mr. Gatling noted modifications to Preliminary Plan Condition Number 2 and deletion of Condition Number 3.

Matt Gordon of Selzer Gurvitch Rabin Wertheimer Polott, P.C., offered comments on behalf of the Applicant noting agreement to the conditions and stated the building currently has some affordable units. Mr. Gordon offered further comments regarding payment for the additional eighteen units.

The Board asked questions regarding upgrades to the current building and potential conversions of the Applicant's other buildings.

Judy Beach-Ulman of Landow and Company Management, the Applicant, offered brief comments regarding the improvements and upgrades to the current building as well as improvements to other buildings.

**Item 10. FY25-30 Biennial CIP/FY26 Capital Budget Initial Review**

To provide an overview of Staff's proposed Biennial CIP  
*Staff recommendation: Approve proposed Biennial CIP*  
R. Peele

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing and held discussion.**

Ron Peele, Parks CIP Manager, offered a multi-media presentation regarding the FY25-30 Biennial CIP/FY26 Capital Budget Initial Review. Further information can be found in the Staff Report dated September 16, 2024.

Mr. Peele stated there have been no amendments to the FY25-30 CIP since it was adopted by the County Council on May 24, 2024, and Parks only anticipates typical minor actions as part of this Biennial CIP process, with the exception of the transfer funds from Montgomery County Department of Transportation (MCDOT) Park Road PDF back to the Parks Department.

Mr. Peele noted Parks Staff is also working with the Office of Management and Budget (OMB) to update FY24 expenditures and discussed PDFs pending closeout or closeouts that are nearing completion in greater detail as well.

Lastly, Mr. Peele discussed next steps including returning to the Planning Board October 17, 2024 for formal adoption with transmission to the County Executive and County Council on or before November 1, 2024.

The Board asked questions regarding further explanation as to what is included in contributions for CIP sources, bond issuance, and potential future amendments to PDFs.

Staff, including Andrew Frank, Chief of the Park Development Division, offered comments and responses to the Board's questions.

**Item 11. Tregoning Property: Site Plan No. 820240080, Preliminary Plan Amendment No. 12023012A and Final Forest Conservation Plan No. F20240420 (Public Hearing)**

Located on Kings Valley Road, west of Preakness Drive; RE-1 Zone; 37.85 acres (17.81 acres for development, 20.04 acres to remain undeveloped); 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

A. Site Plan No. 820240080: Application for forty-four dwelling units including thirty-eight single-family detached dwelling units and six townhouse dwelling units (including 13 percent MPDUs) plus two development rights for future development.

B. Preliminary Plan Amendment No. 12023012A: Application to amend Preliminary Plan Conditions 1 and 16 regarding density and Private Alleys.

C. Final Forest Conservation Plan No. F20240420  
*Staff Recommendation: Approval with Conditions*  
J. Server

**A. BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Site 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. BOARD ACTION**

**Motion: Hedrick/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions as amended during the meeting and including the subdivision waiver, 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/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Final 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.**

Jeffrey Server, Planner III, offered a multi-media presentation regarding the Tregoning Property. Further information can be found in the Staff Report dated September 13, 2024.

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Mr. Server stated the Applicant is proposing to construct forty-four single-family dwelling units, composed of thirty-eight single-family detached dwelling units and six townhouse dwelling units, including thirteen percent MPDUs, and two development rights.

Mr. Server noted revisions to Preliminary Plan Conditions 1, 16.a, and 16.d regarding density and Private Alleys. Mr. Server also described the subdivision waiver request regarding the platting of roads which will allow Private Alleys A and B to be located within designated easement areas as opposed to individual parcels and reduce the width of the alleys to a minimum width of sixteen feet to accommodate one-way circulation.

Mr. Server discussed the forest conservation for Parcels 104 and 617 as well as the transportation for the project noting the property has frontage on two public roads including Kings Valley Road and Hoffman Drive. Mr. Server stated both roadways will remain unchanged, but a protected intersection will be added on Kings Valley Road and Glade Valley Terrace to provide access to the Proposed Development.

Lastly, Mr. Server noted a correction to Data Table 2 within the Staff Report for lot width at front building line and the Proposed for Approval Header which will be divided into Single Family Detached and Townhouse.

Robert Harris of Lerch, Early and Brewer offered brief comments on behalf of the Applicant regarding collaboration with Staff and outcome of the project.

**Item 12. Chick-fil-A Clarksburg: Site Plan Amendment No. 82014016C and Final Forest Conservation Plan No. F2024003A (Public Hearing)**

A. Site Plan Amendment No. 82014016C Application for a Limited Use Drive-Thru facility for a new 6,350 SF restaurant; located at Clarksburg Road and Gosnell Farm Drive; 3.11 acres; CRT zone, 1994 Clarksburg Master Plan.

B. Final Forest Conservation Plan No. F2024003A  
*Staff Recommendation: Approval with conditions*  
P. Estes/S. Pereira

**A. BOARD ACTION**

**Motion: Linden/Pedoeem**

**Vote: 5-0**

**Other:**

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

**B. BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Final 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.**

Phillip Estes, Planner III, offered a multi-media presentation regarding Chick-fil-A Clarksburg. Further information can be found in the Staff Report dated September 13, 2024.

Mr. Estes noted three letters were received: two in support and one in opposition of the Amendment. The letter in opposition stated concerns over traffic, market research, and community meetings.

Mr. Estes stated the proposed Site Plan Amendment is located on a partially developed pad site and the Applicant is proposing to construct a 6,350 square foot restaurant with approximately 3,500 square feet of patron use space, an accessory commercial Drive-Thru, reconfiguration of the parking area, additional landscaping, pedestrian and bicycle facility improvements, and other site alterations.

Mr. Estes noted revisions to the Staff Report for the Site Plan Preamble paragraph, Condition Number 13.c.i for Transportation, and new Condition Number 1.d.ii for the pad site.

Stacy Silber of Lerch, Early, and Brewer offered comments and a multi-media presentation on behalf of the Applicant regarding Chick fil-A community outreach and requested modifications to new Condition Number 1.d.ii regarding offsite improvements on Gosnell Farm Drive.



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Austin Whitley of Chick-fil-A, Inc., offered comments regarding the community outreach and engagement performed and noted concerns with the condition regarding offsite improvements which requested a raised bicycle curb.

Nick Driban of Lenhart Traffic Consulting, Inc., offered comments regarding the level traffic stress on Gosnell Farm Drive and potential offsite improvements. Mr. Driban offered further comments regarding alternative improvements such as the usage of flex posts instead of a raised bicycle curb and the overall lessening of traffic lanes.

The Board asked questions regarding alternative barrier options for offsite improvements, cost of different barrier types, if flex posts would meet County standards, LATR requirements, viability of the housing development on the adjacent site, feasibility of lessening traffic lanes, maintenance responsibility of potential flex posts, and if the boundary lane would be delineated.

Staff, including Sandra Pereira, Regulatory Supervisor, Robert Kronenberg, Deputy Director of Planning, and Justine Gonzalez-Velez, Planner II, offered comments and responses to the Board's questions.

Bob Kyte and Cole Hayden of Bohler Engineering offered comments and responses regarding the potential cost of various types of improvements and the accompanying installation.

Rich Kelly of Simon offered comments and responses regarding potential development on the adjacent site and maintenance of flex posts.

The Board held further discussion regarding different types of offsite improvements and agreed by consensus to approve flex posts as an interim structure with a 2.5 foot buffer.