

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, December 19, 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, December 19, 2024, beginning at 9:11 a.m. and adjourning at 4:41 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 Item 13 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 12:20 p.m. and reconvened in the auditorium and via video conference to return to open session at 2:00 p.m. to discuss Items 8 through 10, as reported in the attached Minutes. The Planning Board also took a short break at 3:34 p.m. and reconvened in the auditorium and via video conference at 4:11 p.m. to discuss Items 11 and 12, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 4:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 9, 2025, 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. 923 Gist Avenue (Blair Section 1) Subdivision Waiver Request No. SRW202501 – MCPB No. 24-116

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**B. Approval of Minutes**

1. Minutes of November 21, 2024

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0-1**

**Other: Commissioner Bartley abstained due to being necessarily absent for the November 21, 2024 hearing.**

**Action: Approved Planning Board Meeting Minutes of November 21, 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. 220230520, Potomac Hills Section 1**

R-200 zone; 1 lot; located on the west side of Falls Road (MD 189), 275 feet south of the intersection with Woodford Road; 2002 Potomac Sub-Region Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220240610, 220240650, 220240770 & 220240790, Ashford Woods**

R-90 and Rural zones; 27 lots, 10 parcels; located on the west side of Frederick Road (MD 355) at the intersection of Snowden Farm Parkway; Clarksburg Ten Mile Creek Amendment Area.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220240990, 220241040 & 220241050, Parkland Trace**

RE-1/TDR zone; 25 lots, 9 parcels; located on the south side of West Old Baltimore Road at the intersection of Gull Street; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220241130 thru 220241150, Glen Vista**

RE-2 zone; 62 ownership units within a recorded parcel; located on the east side of South Glen Road opposite Norton Road; 2002 Potomac Sub-region Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220241220, Brickyard Estates**

R-200 zone; 3 lots; located immediately southeast of the intersection of Brickyard Road and New London Drive; 2002 Potomac Sub-Region 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)**

**Black Hill Project Plan Amendment No. 92012004C, Preliminary Plan Amendment No. 12012021D; Black Hill Townes Site Plan No. 820240100: Regulatory Review Extension Request No. 3 - Request to extend the regulatory review period until March 20, 2025.**

Application to remove properties from the Project Plan area, create a new lot and parcel, and construct 69 townhouses including 12.5% MPDUs; north of Dorsey Mill Road and southwest of I-270; 171.89 acres; CRT-0.75 C-0.5 R-0.5 H-145-T; 2009 Germantown Employment Area Sector Plan.

*Staff Recommendation: Approval of the extension request*

P. Estes

**Montgomery Auto Sales Park Lots 17 and 18: Preliminary Plan Amendment No. 11985027B, Montgomery Auto Sales Park Lot 18: Site Plan Amendment No. 82014014A: Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until February 13, 2025.**

Applications to modify the APF phasing schedule and approve a 35,000 SF automobile dealership with outdoor display and related site improvements; located at 3110 and 3130 Automobile Boulevard approximately 580 feet southwest of the intersection of Castle Boulevard and Automobile Boulevard; CR 2.0, C-1.5, R-1.5, H-85 zone; 8.1 acres; 2023 Fairland and Briggs Chaney Master Plan.

*Staff Recommendation: Approval of the extension request*

P. Estes

**Iglesia De Cristo Mi El Maryland: Preliminary Plan No.120220040 – Regulatory Extension Request No.4 - Request to extend the regulatory review period to June 30, 2025.**

Application to create one lot for a religious assembly building and a parsonage; located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court; RNC zone; 7.17 acres; 2005 Olney Master Plan. to create 11 lots for 11 single-family detached

*Staff Recommendation: Approval of the extension request*

M. Beall

**Korean Mission Church, Preliminary Plan No. 120240050 – Regulatory Extension No. 2 - Request to extend the regulatory review period for three months until April 3, 2025.**

An application to create one lot for one existing single-family detached dwelling unit and one lot for a religious institution, including adult daycare; Located at 1201 Ashton Road, on the south side of Ashton Road, approximately 3,600 feet west of the Howard County line; 28.22 acres; RC zone; 1998 Sandy Spring/Ashton Master Plan.

*Staff Recommendation: Approval of the extension request*

J. Server

**Cavanaugh Family Parcel, Administrative Subdivision Plan No. 620240180 and Preliminary/Final Forest Conservation Plan No. F20240560 Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until March 3, 2025.**

Application to create one lot for new a single-family dwelling; located at 6910 Damascus Road; AR Zone; 2006 Damascus Master Plan.

*Staff Recommendation: Approval of the extension request*

M. Clayborne

**Butler Property, Administrative Subdivision Plan No. 620240150 and Forest Conservation Plan F20240540 Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until February 3, 2025.**

Application to create one lot for an existing single-family dwelling; located at 22222 Davis Mill Road; AR Zone; 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan (AROS).

*Staff Recommendation: Approval of the extension request*

M. Beall

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

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

**Item 4. Rich Meadows, Parcel 606: Administrative Subdivision Plan No. 620240010 and Forest Conservation Plan No. F20240060 (Public Hearing)**

- A. Administrative Subdivision Plan No. 620240010
- B. Forest Conservation Plan No. F20240060

Application to create one lot for one single-family detached unit; located at 13635 Darnestown Road, approximately 2,000 feet northwest of Masonwood Drive; Potomac; RC zone; 15.17 acres; 2002 Potomac Subregion Master Plan. Forest Conservation Plan No. F20240060: Forest Conservation Plan associated with Administrative Subdivision No. 620240010.

*Staff Recommendation: Approval with Conditions*

J. Server

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**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/Pedoeem**

**Vote: 5-0**

**Other:**

**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.**

Jeff Server, Planner III, offered a multi-media presentation regarding Rich Meadows, Parcel 606. Further information can be found in the Staff Report dated December 6, 2024.

Mr. Sever noted community correspondence was received early in the review process regarding concerns focused on procedural questions and environmental issues, which have since been addressed with the revised site design.

Mr. Server stated the Applicant proposes to subdivide the property to create one lot for one single-family detached residence, which will be located within the southeast portion of the property, with the remaining acreage placed within a Category 1 Forest Conservation Easement. Mr. Server also noted the Applicant is proposing to construct a new driveway, which would connect to the existing gravel driveway within the ingress/egress easement.

Mr. Server discussed the Forest Conservation Plan noting 0.38 acres of the 13.18 total acres of forest will be removed. There will be 12.8 acres of forest retained and 0.29 acres planted within 13.08 acres of Category I Forest Conservation Easement. Mr. Server noted a tree variance was also requested for impacts to one variance tree and removal of four variance trees.

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Lastly, Mr. Server noted two corrections to the Staff Report on Page 16, Finding 2.c. and Page 16, Finding 3.a.ii regarding the recordation of an easement to access Darnestown Road.

The Board asked questions regarding the easement and Staff offered comments and responses.

**Item 5. 7501 Standish Place Local Place Map Amendment No. H-156 and Forest Conservation No. F20250010 (Public Hearing)**

A. Local Map Amendment No. H-156

*Staff Recommendation: Approval with binding elements and transmittal of comments to the Hearing Examiner for a February 6, 2025 public hearing.*

B. Preliminary Forest Conservation Plan No. F20250010

*Staff Recommendation: Approval with conditions*

Request to rezone the Property from IM-2.5 to CRNF-1.25, C-0.0, R-1.25, H-60', allowing the replacement of an aging office complex with up to 210 dwelling units. Located at 7501 Standish Place, Derwood; 13.86 acres; 2021 Shady Grove Minor Master Plan Amendment.

E. Fowler/H. Johnson

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for Approval of LMA No. H-156 with binding elements and transmittal of comments to the Hearing Examiner for a February 6, 2025 public hearing.**

**B. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: 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.**

Erin Fowler, Planner II, offered a multi-media presentation regarding 7501 Standish Place. Further information can be found in the Staff Report dated December 6, 2024.

Ms. Fowler stated the Applicant proposes to rezone approximately 13.86 acres of land from the Moderate Industrial (IM2.5, H-50') Zone to the Commercial Residential Neighborhood Floating (CRNF-1.25, C-0.0, R-1.25, H60') Zone to accommodate the redevelopment of the existing suburban office complex and surface parking lot to a new residential community with up to 210 dwelling units including townhouses and two-unit condos. Ms. Fowler noted the Applicant is also proposing to provide 15 percent of the units as Moderately Priced Dwelling Units (MPDUs), exceeding the required 12.5 percent, and all proposed buildings will be a maximum of 60 feet in height for up to four floors, not to exceed the 1.25 FAR permitted in the new zone.

Natasha Fahim, Midcounty Urban Designer, highlighted the design aspects of the proposal and Ms. Fowler discussed the Public Open Space which includes an activated one-acre central park



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space that is located directly off Crabbs Branch Way that will function as a Privately-Owned Public Space (POPS).

Halley Johnson, Planner II, offered comments regarding the Forest Conservation Plan for the project noting 1.98 acres of afforestation is required and a variance request has been submitted for the removal of six trees.

Patrick O'Neil of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the pedestrian access, public access to the central park open space, and engagement with the Shady Grove IAC.

Gio Esposito of Tri Pointe Homes, the Applicant, offered comments regarding the project and the amount of homes it will bring to Montgomery County, parking ratios, and for-sale unit structure.

The Board asked questions regarding park accessibility from Crabbs Branch Way, ADA pedestrian accessibility, reasoning for public/private park ownership, why a pre-submission public hearing was not required, potential for future school test, parking ratios, and whether the project would offer rental or for-sale units.

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

**Item 6. Briefing on the 2024-2028 Growth and Infrastructure Policy and Impact Taxes**

Planning staff will update the Planning Board on the newly adopted Growth and Infrastructure Policy and impact tax recommendations, highlighting how the County Council's decisions differ from the recommendations included in the Planning Board draft.

*Staff recommendation: Receive briefing.*

L. Govoni/H. Baek/D. Buckley

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Darcy Buckley, Planner III, Lisa Govoni, Countywide Planning and Policy Supervisor, and Hye-Soo Baek, Planner III, offered a multi-media presentation regarding the recommendations for the 2024-2028 Growth and Infrastructure Policy and Impact Taxes. Further information can be found in the Staff Report dated December 12, 2024.

Ms. Buckley stated the County Council held three Planning, Housing, and Parks Committee work sessions on the GIP, and one work session with the entire County Council. The Government Operations and Fiscal Policy Committee held two work sessions on the related impact tax bill, Bill 16-24, and one work session/action item with the full County Council. The 2024-2028 Growth and Infrastructure Policy and Bill 16-24 were adopted on November 12, 2024. Bill 16-24 was vetoed by the County Executive on November 25, 2024, however, that veto was overturned by the Council on December 10, 2024.

**Impact Taxes**

Ms. Govoni gave an overview of Bill 16-24, the key takeaways, and discussed the County Council's votes and amendments to the Board's recommendations in greater detail.

The Board asked questions regarding the recommendation to form a working group to explore additional financing and funding mechanisms to better meet infrastructure needs, the overall makeup and scope of the working group, and potential deadline for formation of the working group.

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

**GIP**

Ms. Buckley discussed the key takeaways for the GIP and stated the County Council generally supported the recommendations to update policy area boundaries and classifications to better reflect the County's goals and priorities, expressed reservations about using exemptions and discounts within the GIP to incentivize specific development types, and endorsed efforts to

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streamline the process by removing outdated guidance and simplifying transportation data collection and analysis.

Ms. Baek and Ms. Buckley continued by discussing the County Council's votes and amendments to the Board's recommendations for schools and transportation in greater detail. Ms. Buckley also noted a correction to the presentation regarding Recommendation 3.11b stating the County Council supported the Board's recommendation.

Lastly, Ms. Buckley discussed the next steps including an update to the Annual School Test Guidelines and a two phased update to the LATR Guidelines.

The Board asked questions regarding inclusion of BRT definitions for Red Policy Areas, and motor vehicle adequacy test exemptions.

Staff, including Dave Anspacher, Chief of Countywide Planning and Policy, offered comments and responses.

**Item 7. Annual School Test Guidelines Revision and Updated FY2025 Annual School Test**

Planning Board review and approval of revised Annual School Test Guidelines reflecting changes due to the 2024 Growth and Infrastructure Policy, and certification of the corresponding Updated FY 2025 Annual School Test results.

*Staff Recommendation: Planning Board Approval of Annual School Test Guidelines revision and Certification of Updated FY2025 Annual School Test results.*

H. Baek

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

**Other: Commissioner Bartley was necessarily absent for the vote.**

**Action: Approved Staff recommendation for approval of the Annual School Test Guidelines revision and Certification of Updated FY2025 Annual School Test results.**

Hye-Soo Baek, Planner III, offered a multi-media presentation regarding the Annual School Test Guidelines Revision and Updated FY2025 Annual School Test. Further information can be found in the Staff Report dated December 9, 2024.

Ms. Baek gave an overview and discussed the Annual School Test Guidelines Version 2.0, which reflects the changes made to the Annual School Test standards and methodology due to the adoption of the new GIP, and discussed the changes in greater detail. Ms. Baek also discussed the updated FY2025 Annual School Test results and updated FY2025 student generation rates. Ms. Baek also noted the official student generation rates will also be updated to reflect the new school impact area boundaries and classifications as adopted in the 2024-2028 GIP.

The Board asked questions regarding potential grandfathering of UPP approvals, reasoning for partial surcharges, and the student generation rate comparison for infill impact areas and turnover impact areas.

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

**Item 13. Briefing on Solar**

Discussion item on solar uses and processes in Montgomery County and the State, including the Maryland Public Service Commission’s Certificate of Public Convenience and Necessity, and a presentation of the Planning Department’s solar website and dashboard on solar potential in Montgomery County.

*Staff Recommendation: Brief the Planning Board*  
P. Butler

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Patrick Butler, Chief of Upcounty Planning, introduced Nkosi Yearwood, Zoning, Public Projects, and Agricultural Initiatives Supervisor, Mark Beall, Planner IV, Josh Penn, Planner III, and Chris McGovern, IT Systems Manager, and offered a multi-media presentation regarding the Planning Department’s solar website and dashboard on solar potential in Montgomery County.

Mr. Butler discussed the zoning definition for Solar Collection Systems, the Limited Use Standards for different zones, conditional use standards, agrivoltaics, and permits exempt from conformance with approved site plans. Mr. Butler discussed the amount of potential megawatts of solar within Montgomery County, and Mr. McGovern gave a brief overview and tour of the Solar Dashboard portraying solar potential within the County for ground-mounted, large parking lot, and commercial buildings. Lastly, Mr. Butler gave an overview of projects within Montgomery County that have installed solar.

The Board asked questions regarding single-family roof solar usage, tracking of acreage usage within the agricultural reserve, comparisons of agricultural reserve prohibitions with other areas/regions, optimal distance from transmission grids, megawatt requirements for conditional use zones, potential agrivoltaic crops, current screening requirements, and installation requirements for existing facilities.

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

**Item 8. Weis Filling Station: Conditional Use No. CU202502 (Public Hearing)**

Request to transmit comments to the Hearing Examiner on a Conditional Use for a proposed Filling Station pursuant to Montgomery County Zoning Ordinance Sections 59.7.3.1.F.1 (General Conditions) and 59.3.5.13.C.2 (Specific Conditions) at Parcel K as shown on Plat No. 25584, Clarksburg; CRT-0.75; 12,000 sq. ft. (0.28 Acres); 1994 Clarksburg Master Plan  
*Staff Recommendation: Transmittal of comments to the Hearings Examiner for Conditional Use.*  
M. Beall

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved Staff recommendation to transmit recommendations, as modified during the hearing regarding hours of operation, to the Hearing Examiner regarding the Conditional Use request cited above, as stated in a transmittal letter to be prepared at a later date.

Mark Beall, Planner IV, offered a multi-media presentation regarding Weis Filling Station. Further information can be found in the Staff Report dated December 9, 2024.

Mr. Beall stated the Applicant is proposing a filling station in the proposed parking lot of the future Weis grocery store. Mr. Beall noted the Applicant is proposing three gas pumps for six fueling positions, a 500-square-foot kiosk, and a canopy.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the hours of operation and requested a modification for the hours of operation to begin at 4:00 a.m.

Kate Kubit of Elm Street Development, the Applicant, offered comments regarding the need for approval of gas pumps, timeline for the project, and potential for electric charging stations.

The Board asked questions regarding increased hours of operation, reasoning for need to define hours of operation, and further description of project timeline.

Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses.

**Item 9. Gladhill Farm: Administrative Subdivision Plan No. 620230050 and Forest Conservation Plan No. F20230290 (Public Hearing)**

- A. Administrative Subdivision Plan No. 620230050
- B. Forest Conservation Plan No. F20230290

Administrative Subdivision Plan No. 620230050, to subdivide the property into three lots in the Agricultural Reserve (AR) Zone for three single-family detached dwelling units; located on Clarksburg Road, 4,500 northeast of Prices Distillery Road; Parcel P333 on Tax Map EY51; 109.56 acres; 2006 Damascus Master Plan. Forest Conservation Plan No. F20230290, associated with Administrative Subdivision Plan 620230050.

*Staff Recommendation: Approval with Conditions*

J. Penn

**A. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**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/Pedoeem

**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.

Joshua Penn, Planner III, offered a multi-media presentation regarding Gladhill Farm. Further information can be found in the Staff Report dated December 6, 2024.

Mr. Penn stated the Applicant proposes to subdivide three new lots to encompass a total of 9.47 acres of land area for three single-family residences, with 99.95 acres to remain as a farm and unsubdivided/unplatted. Access to the three lots will be provided by a new driveway, which will connect to Clarksburg Road. Mr. Penn also discussed the Forest Conservation Plan stating the total afforestation requirement will be 1.92 acres.

The Board asked questions regarding well/septic locations as well as the spacing and layout of the proposed homes.

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

**Item 10. Bethesda Minor Master Plan Amendment, Planning Board Worksession Number 2**

*Staff Recommendation: Approve Planning Board Draft for transmittal to County Council and County Executive*

E. Hisel-McCoy/H. Coppola

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Received briefing followed by discussion and policy direction from the Planning Board. Approved Staff recommendation for approval of the updated Public Hearing Draft Amendment to be the Planning Board Draft Amendment and transmittal to County Council and the County Executive.**

Elza Hisel-McCoy, Chief of Downcounty Planning, and Henry Coppola, Montgomery Parks Long-Range Planning Supervisor, offered a multi-media presentation regarding Worksession Number 2 of the Bethesda Minor Master Plan. Further information can be found in the Staff Report dated November 15, 2024.

Mr. Hisel-McCoy stated during the first worksession, on December 12, 2024, Staff presented an overview of the testimony and worked with the Planning Board to make any changes to the Public Hearing Draft MMPA.

Mr. Hisel-McCoy gave an overview and discussed the recommendations which the Board had requested follow-up pertaining to the following: analysis of cumulative experience of implementing plan vision, expanding Height Incentive Area, incentivizing canopy trees on private property, rationale for Veteran's Park configuration prioritization, studying Special Taxing Districts or other mechanisms for funding Bethesda park improvements, supporting interim uses on sites recommended for parks, and PIP reduction for Privately Owned Public Space. Mr. Hisel-McCoy and Mr. Coppola discussed proposed and additional language in greater detail as presented during the hearing.

Mr. Hisel-McCoy also discussed additional items from testimony that were not already addressed including: tying park and transportation improvements to the development cap, increase of greenhouse gas emissions from development, and how schools will accommodate students from additional development. Updates to Table 1: Adequacy Metrics Results and additional language for auto and transit accessibility, auto and transit travel times, vehicle miles travelled per capita, non-auto-driver mode share, and low-stress bicycle accessibility were also discussed.

The Board asked questions regarding zoning within the expanded Height Incentive Area, compatibility requirements within the expanded Height Incentive Area, likelihood of Veteran's Park expansion, and PIP reduction for privately owned public space (POPS).



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Staff offered comments and responses to the Board's questions. The Board agreed by consensus to Staff's proposed and additional language as presented during the hearing to the updated Public Hearing Draft.

**Item 11. Roundtable Discussion**

Parks Director's Report  
M. Figueredo

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Miti Figueredo, Montgomery Parks Director, offered a multi-media presentation regarding recent updates for the Parks Department.

Ms. Figueredo highlighted the Silver Spring Thanksgiving Day Parade which had over 75 Parks Staff and families in attendance walking in the parade, the MRPA Awards the PACP division won, GIS Day/Geography Week, the celebration of the newly opened pickleball courts at East Norbeck Local Park, and the 2024 Urban Wood Sale. Ms. Figueredo also discussed the 2024 holiday office decorating contest and announced the contest runner ups and winners.

**Item 12. WHQ Wheaton Arts Parade Mosaic Pyramid Installation**

*Parks Director will present the artists and announce the unveiling of Wheaton Arts Parade Mosaic Pyramid installation*

M. Figueredo

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Briefing and presentation of the Wheaton Arts Parade Mosaic Pyramid installation.**

Miti Figueredo, Montgomery Parks Director, offered brief comments regarding the Wheaton Arts Parade pyramid installation and introduced Dan Thompson, Wheaton Arts Parade Founder and CEO.

Mr. Thompson discussed the Wheaton Arts Parade and Festival and gave an overview of the pyramid project. Mr. Thompson introduced artists Allison Sanchez and Edwin Salmeron, and Ms. Sanchez and Mr. Salmeron offered brief comments regarding the inspiration behind the design and process for completing the images on the pyramid. The Board then attended the unveiling of the pyramid located in the Wheaton Headquarters lobby.