

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED**  
**MINUTES AND SUMMARY**

**SUMMARY**  
**Thursday, March 13, 2025**  
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, March 13, 2025, beginning at 10:02 a.m. and adjourning at 11:13 a.m.

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

Items 1 through 5, Item 7, and Item 6 were discussed in that order and reported in the attached Minutes.

Commissioner Bartley joined the meeting at 10:16 a.m. for Item 5 and was present for the remainder of the meeting.

There being no further business, the meeting adjourned at 11:13 a.m. The next regular meeting of the Planning Board will be held on Thursday, March 20, 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**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action:** There were no Resolutions submitted for adoption.

**B. Approval of Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

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

**C. Other Preliminary Matters**

- 1. Corrected Resolution for The Blairs Site Plan Resolution 82014017C – MCPB NO. 25-008**

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

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

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

**Subdivision Plat No. 220241220, Clarksburg Town Center**

CRT zone; seven parcels; located on both sides of St. Clair Road, immediately southeast of Clarksburg Square Road; Clarksburg Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220250400, Westwood Square**

CRT zone; two parcels, three outlots; located in the southeast quadrant of the intersection of River Road (MD 190) and Westbard Avenue; Westbard Sector Plan.

*Staff Recommendation: Conditional Approval*

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

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

**Item 3. Regulatory Extension Requests (Public Hearing)**

**REMOVED - Bradley Hills Grove Section 2, Preliminary Plan 120230090 8509, 8513 Meadowlark Lane, Extension Request No. 4 - Request to extend the regulatory review period until September 13, 2025.**

Preliminary Plan application to create four lots for residential use in the R-90 zone; On Meadowlark Lane, 475 feet southeast of Burning Tree Road; 2.26 acres; 1990 Bethesda Chevy-Chase Master Plan

*Staff Recommendation: Approval of the extension request.*

T. Gatling

**500 Valley Brook Drive: Administrative Subdivision Plan No. 620240120 and Forest Conservation Plan No. F20240780, Regulatory Extension Request No. 2 - Request to extend the regulatory review period to November 11, 2025.**

Application to create three lots for three detached houses; 500 Valley Brook Drive, Silver Spring; R-200 Zone; 1.56 acres; 1997 White Oak Master Plan.

*Staff Recommendation: Approval of the extension request with Conditions.*

E. Tettelbaum

**Kingsview Knolls, Preliminary Plan No. 120220180 and Forest Conservation Plan No. F20230340: Regulatory Extension Request No. 2 - Request to extend the regulatory review period until May 15, 2025.**

Application to create five lots for five single-family detached dwelling units; On Kingshill Road, 200 feet southwest of Kingsbrook Drive; 1.77 acres; R-200 Zone & TDR 4.0 Overlay Zone; 1989 Germantown Master Plan.

*Staff Recommendation: Approval of the extension request.*

J. Server

**Big Woods Manor, Administrative Subdivision Plan No. 620240050 and Preliminary/Final Forest Conservation Plan No. F20240910 Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until June 26, 2025.**

Application to create two lots for a new single-family detached dwelling and retaining an existing single-family dwelling; located at 20925 Big Woods Road, Dickerson, MD; R-200 Zone, 1980 Agricultural and Rural Open Space Master Plan.

*Staff Recommendation: Approval of the extension request.*

M. Clayborne

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

**Other:** Commissioner Bartley was necessarily absent.

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

**Item 4. Roundtable Discussion**

Planning Director's Report  
J. Sartori

**BOARD ACTION**

**Motion:**

**Vote:**

**Other: Commissioner Bartley was necessarily absent.**

**Action: Received briefing.**

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori congratulated Vice Chair Mitra Pedoeem and Rebekkah Ballo, Historic Preservation Supervisor, for being among the 30 women selected for the 2025 Women Making History Awards for Montgomery County, and discussed a new Third Place blog post "Herstory: Protecting Montgomery County's Forests" featuring Kara Farthing, Planner II. Lastly, Mr. Sartori welcomed Carlos Pazmino to the Downcounty Planning Division.

**Item 5. Spring 2025 Semiannual Outline**

J. Sartori/M. Figueredo

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

Montgomery Parks Director, Miti Figueredo and Montgomery Planning Director, Jason Sartori, discussed the Spring 2025 Semiannual Outline topics that will be presented to the County Council April 1, 2025.

Mr. Sartori stated topics that will be highlighted for Montgomery Planning including: The Community Planning Academy, Development Pipeline Analysis, 2024 Development at a glance, approvals by plan type, notable development projects, Master Plan effort updates, provide a preview of the Planning Department's budget requests, and the FY26 proposed Master Plan and project schedule. Mr. Sartori stated an overview of the Strategic Planning Process may be referenced as well.

Ms. Figueredo stated topics of discussion for Montgomery Parks will include: a recap of 2024 Parks accomplishments, investing in Montgomery Parks as well as the return on investment, an overview of program enhancements from FY20 to FY25, Parks items moving forward, upcoming ribbon cuttings and openings, and exciting upcoming events.

The Board offered brief comments and suggestions regarding to highlight how each department's priorities align with the County Council's priorities, describe how the long term planning connects holistically, use examples to display how more work has been done overall with less funding, and describe how technology has been used to project more transparency.

**Item 7. Legislative Update**

- **HB 1525 Municipalities – Annexation – Limitations**

D. Borden

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for support of Bill HB 1525, with amendments.**

Debra Borden, General Counsel, briefed the Board on Bill HB 1525. Further information on the bill can be found under the Agenda for March 13, 2025.

Ms. Borden gave an overview of Bill HB 1525 and stated it would place limitations on municipal annexations. Ms. Borden also noted an amendment to the bill that would include The Maryland-National Park and Planning Commission.

**Item 6. Preliminary Plan No. 120250030 and Forest Conservation Plan No. F20250100: Ruby Senior Homes (Public Hearing)**

A. Preliminary Plan No. 120250030: Proposal to create one lot to develop a Residential Care Facility (over 16 persons) containing up to 120 beds located at 21908 Ruby Drive, Boyds; R-200 Zone; 4.66 Acres; 1994 Approved and Adopted Clarksburg Master Plan and Hyattstown Special Study Area.

*Staff Recommendation: Approval of the Preliminary Plan with conditions.*

B. Forest Conservation Plan No. F20250100: Request for approval of a Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Preliminary Plan No. 120250030

*Staff Recommendation: Approval of the Forest Conservation Plan 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 Preliminary 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/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 Ruby Senior Homes. Further information can be found in the Staff Report dated February 28, 2025.

Mr. Penn stated the Applicant is proposing to create one lot, 4.58 acres in size, to allow the construction of a new Residential Care Facility. The Application includes eight new multibed buildings, a parking lot, lighting, and landscaping, and will have access via a new driveway entrance on West Old Baltimore Road.

Mr. Penn also discussed the transportation and frontage improvements noting the proposed development will have one access point for motor vehicles, which is provided by a single driveway that serves as an “internal street” and terminates in a circular parking lot. The existing driveway apron on Ruby Drive will be removed. Mr. Penn stated the Applicant will also provide a buffered 6-foot-wide sidewalk along the property frontage (north side of West Old Baltimore Road) connecting to the existing sidewalk portions to the east (including off-site improvements, continuing to Oak Ridge Place) and west. Additionally, the Applicant will provide five long-term



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bike parking spaces which will be made available to staff at all operational hours and visitors during visiting hours.

Mr. Penn stated the Final Forest Conservation Plan shows 1.36 acres of existing forest on the property, of which all 1.36 acres will be cleared and all mitigation is proposed to be taken offsite. Mr. Penn did note an error to the presentation stating the net tract area should be listed as 4.66 acres. A tree variance has also been requested for impact to three trees and removal of twelve trees to supersede the variance request approved as part of the Preliminary Forest Conservation Plan.

Lastly, Mr. Penn briefly discussed the Water Quality Plan for the project and noted Staff is supporting approval, as part of the Preliminary Plan.

Additionally, Mr. Penn noted that Condition No. 4. has been updated to reflect receipt of the letter containing the recommendations of the Montgomery County Department of Transportation on March 12, 2025, which was provided after the publication of the Staff Report.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the community opposition and lack of responses after approval of the related Conditional Use by the Hearing Examiner, off-site frontage improvements, relocation of access to the facility, and the need for this type of facility within the County. Ms. Rogers offered further comments regarding traffic concerns within the area and potential affordability of units for senior units.

The Board asked questions regarding community opposition, portion of property purchased to alleviate traffic concerns, usage of open space between buildings, maximum impervious requirements, affordability of units, and timeline for construction.

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

Kevin Huang of Endesco offered comments and responses regarding timeline for construction.