

**BIG WOODS MANOR  
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240050 AND  
PRELIMINARY/FINAL FOREST CONSERVATION PLAN NO. F20240910  
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

**Description**

Request to extend the regulatory review period to June 26, 2025: Application to create two lots for one single-family detached dwelling and retaining an existing single-family dwelling.

No. 620240050 & F20240910  
Completed: 02-28-2025

MCPB 03/13/2025

2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



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## Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620240050 was accepted on October 2, 2024, which established a Planning Board date no later than December 26, 2024.
- On December 5, 2024, the Planning Board approved a 90-day extension until March 31, 2025.
- The Applicant requests an extension to perform additional water table testing during the late Winter/early Spring of 2025 wet season and to address comments and coordinate with Staff.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form

### LOCATION

20925 Big Woods Road, Dickerson, MD

### MASTER PLAN

*1980 Agricultural and Rural Open Space*

### ZONE

R-200

### PROPERTY SIZE

3.53 Acres

### APPLICANT

CV, Inc.

### ACCEPTANCE DATE

October 2, 2024

### REVIEW BASIS

Chapters 22A, 50, 59



2425 Reddie Drive  
 Wheaton, Maryland 20902

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Phone 301.495.4550  
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**REGULATORY REVIEW EXTENSION REQUEST**

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

**Plan Name:** Big Woods Manor **Plan No.** 620240050

This is a request for extension of:  Project Plan  Sketch Plan  
 Preliminary Plan  Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): ~~06/26/2025~~ **03/27/2025**  
 The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

**Person requesting the extension:**  
 Owner,  Owner's Representative,  Staff (check applicable.)

George F Walker  
 Name Affiliation/Organization  
 20925 Big Woods Rd.  
 Street Address  
 Dickerson MD  20842  
 City State Zip Code  
 (240) 994-6001 Gixsir1@juno.com  
 Telephone Number Fax Number E-mail

We are requesting an extension for 90  days/  months until 06/26/2025 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

We are requesting a second extension ,so we can perform additional water table testing to the proposed septic fields during the 2025 wet season.

**Signature of Person Requesting the Extension**

Signature

02/05/2025  
 Date

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from

\_\_\_\_\_ until \_\_\_\_\_ (this date must be a schedule Planning Board hearing date).

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension of the Planning Board public hearing date from \_\_\_\_\_ until

\_\_\_\_\_ (this date must be a scheduled Planning Board public hearing date).