

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, June 5, 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, June 5, 2025, beginning at 9:08 a.m. and adjourning at 5:36 p.m.

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

Items 1 through 5 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 1:33 p.m. and reconvened in the auditorium and via video conference to return to open session at 2:03 p.m. to discuss Items 6 through 9, as reported in the attached Minutes.

Commissioner Bartley left at 4:58 p.m. during Item 13 and Commissioner Linden left at 5:03 p.m. during Item 13 as well. Both Commissioners were necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 5:36 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 12, 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. Paramount Self Storage LLC (Derwood, Somerville Addition) Forest Conservation Plan
No. F20240710 - MCPB No. 25-062

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no other Preliminary Matters submitted for approval.

Item 2. Record Plats (Public Hearing)

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Record Plats submitted for approval.

Item 3. Regulatory Extension Requests (Public Hearing)

Cabin John Park: Preliminary Plan 120250080, Regulatory Extension Request No. 1 - Request to extend the regulatory review period to September 11, 2025.

Application to subdivide a property into three building lots for single-family residences; located on 80th Place, 115 feet East of 81st Street; R-90 zone; 2.38 acres; 1990 Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension Request

M. Fuster

Hassnain Residence Preliminary Plan No. 120230140: Regulatory Review Extension Request No. 4 - Request to extend the regulatory review period to November 13, 2025.

Application to create one lot for one single-family detached dwelling unit; 1404 Spencerville Road; RE-1 zone; 43,172 square feet.; 1997 Cloverly Master Plan.

Staff Recommendation: Approval of the Extension Request

U. Njeze

BOARD ACTION

Motion: Hedrick/Pedoeem

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
J. Sartori

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

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

Mr. Sartori gave a brief recap of the recent Wheels in Wheaton Event that occurred June 1, 2025, and highlighted the collaboration between Montgomery Planning and the Montgomery County Regional Services Center, Wheaton Urban District, Montgomery Parks, Prince George's Parks and Recreation, and Montgomery County Department of Transportation that helped make the event a success. Mr. Sartori also thanked the many volunteers that helped during the event and showed a brief video from the event. Sophie Kotzker, Planner II, also gave an overview of the Wheels in Wheaton event and discussed the long-term action items and takeaways that emerged.

Mr. Sartori provided an update on the Community Planning Academy noting 540 interest forms were received and 50 participants have been selected for the summer cohort that will kick off June 9, 2025. Feedback received from the summer cohort will help to refine the curriculum and the Countywide launch taking place Fall 2025.

Lastly, Mr. Sartori congratulated Chris Peifer on his new role as the Communication Division Chief and welcomed Caila Prendergast, Davina Sanya-Alogba, Deborah Almeida, Marie Hatch, Cole Shultz, Ethan Singh, Lauren Bentley, Reagan Ogburn, and Jenna Gilbert. Mr. Sartori also introduced new Staff member Oluwole Ojeyinka and wished Matt Folden well on his new role with Montgomery Parks.

The Board asked questions regarding the Wheels in Wheaton event, engagement opportunities with Staff during the Planning Academy cohort, and age range for the cohort group participants.

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

The Board also suggested follow up to determine potential impacts of partnering with other agencies for placemaking events, and Carrie Sanders, Chief of Midcounty Planning offered comments regarding continued future collaboration with other agencies including the Wheaton Urban District and the Montgomery County Regional Services Center.

Item 14. Briefing on new Priority Urban Forest Requirements

Short discussion about areas of Montgomery County that have been identified as containing Priority Urban Forests and the requirements associated with them.

A. Lindsey

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Amy Lindsey, Planner III, offered a multi-media presentation regarding the new Priority Urban Forest Requirements. Further information can be found in the Staff Report dated May 15, 2025.

Ms. Lindsey stated Priority Urban Forest was added to the list of areas that are a priority for retention in Maryland State Law in 2024, which now applies to all Forest Conservation Plans under review. Ms. Lindsey described the Priority Urban Forest mapping, stating the map was created by the Maryland Department of Natural Resources in January 2025, and noted the map uses census tracts to delineate areas and define them as urban. If forest is located in a part of the map designated as urban, the Planning Director or Planning Board must make three priority forest removal findings as part of a Forest Conservation Plan before these areas can be impacted.

The Board asked for further explanation of the Priority Urban Forest map and asked questions regarding locations noted on the map as high priority, high priority criteria, how forest is defined, and the State Forest Conservation law legislation process.

Staff, including Christina Sorrento, Chief of the Intake and Regulatory Coordination Division, offered comments and responses.

Item 5. MHP Amherst Preliminary Plan No. 120250010, Site Plan No. 820250010, and Forest Conservation Plan No. F20250080 (Public Hearing)

- A. Preliminary Plan No. 120250010
- B. Site Plan No. 820250010
- C. Forest Conservation Plan No. F20250080

Proposal to create a mixed-income, affordable, residential development containing up to 272 multifamily dwelling units and 39 townhomes, structured parking, a County Arts and Cultural Center comprised of up to 42,000 square feet, and up to 20,000 square feet of commercial space; located in downtown Wheaton, north of Blueridge Avenue, between Georgia Avenue and Elkin Street; CR-2.0, C-1.5, R-1.5, H-75 Zone; 6.14 acres; 2012 *Wheaton CBD and Vicinity Sector Plan*.

Staff Recommendation: Approval of the Subject Applications with conditions.

E. Fowler

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0

Other: Chair Harris recused himself from the item.

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions as modified 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: 4-0

Other: Chair Harris recused himself from the item.

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.

C. BOARD ACTION

Motion: Hedrick/Linden

Vote: 3-0-1

Other: Chair Harris recused himself from the item. 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.

Chair Harris recused himself from the item, noting his prior involvement with the Applicant and the Application.

Erin Fowler, Planner II, offered a multi-media presentation regarding MHP Amherst. Further information can be found in the Staff Report dated May 23, 2025.

Ms. Fowler stated the Applicant is proposing to demolish the existing Amherst Square apartment buildings along Elkin Street and clear the existing forested area to redevelop the property with a highly affordable mixed-use community including residential, cultural, and office uses. The Preliminary Plan establishes one lot to accommodate two multifamily buildings with up to 272 dwelling units, non-residential ground-floor uses, and structured parking; 39 townhouse lots; two parcels associated with the townhomes; and one parcel for a private street. The Preliminary Plan would have Adequate Public Facilities (APF) validity for eight years and plan validity for six years. The Site Plan establishes that the maximum height of the project will be 75 feet, and the total development is expected to have 528 vehicle parking spaces. The open space will exceed the 10 percent requirement by providing approximately 43,300 square feet of public and common open space. Ms. Fowler noted a land swap between the Applicant and the County/M-NCPPC will enable the creation of a future 3.3-acre public park as well, which will be subject to a subsequent Park Facilities Agreement, Park Construction Permit, and public process.

Amy Lindsey, Planner III, discussed the environmental impacts for the project including the future transportation noise levels on the building façade, as well as the Forest Conservation Plan. Ms. Lindsey noted there will be removal of 2.25 acres of forest and a reforestation requirement of 3.26 acres if met within the Anacostia River watershed or 4.38 acres if met outside of the Anacostia River watershed or by fee-in-lieu. Ms. Lindsey also noted the property is within the Priority Urban Forest area and discussed the removal findings. Ms. Lindsey stated the Applicant submitted a variance request for the removal of four protected trees. Ms. Lindsey also noted a correction to the presentation stating the Applicant will plant a minimum of 33 inches of trees as mitigation for Protected Trees removal.

Ms. Fowler noted two pieces of correspondence received noting concerns about recreation spaces and the undergrounding of utilities along Elkin Street.

Ms. Fowler also noted a modification to Preliminary Plan Condition Number 16.b.iv and an alternative compliance request from the Applicant regarding lighting.

Al Carr, an individual, offered testimony regarding the undergrounding of utilities and lighting along Elkin Street.

Pat Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the amount of affordable housing proposed and noted agreement to Staff's proposed conditions. Ms. Harris offered further comments regarding the undergrounding of utilities along Elkin Street, upgrading of the streetscape along Elkin Street, the urban open space, and parking.

The Board asked questions regarding the noise levels along the facades, whether alternatives to forest removal were considered, age of the forest being removed, Staff investigation of the forest on the property, undergrounding of utilities, reasoning/justification for amount of parking spaces, and further explanation of the WMATA easement.

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

Montgomery County Planning Board
Public Meeting Minutes of June 5, 2025

Dylan Macro of MHG offered comments regarding the WMATA easement.

The Board held further discussion regarding potential sun exposure for the urban plaza, parking, undergrounding of utilities, and benefits of the project.

Item 6. Local Area Transportation Review (LATR) Guidelines Phase 2 Update

The LATR Guidelines were updated in January 2025 to reflect the 2024-2028 GIP. However, additional modifications to the Guidelines were not yet fully complete to incorporate into that version. These updates include modifications to Appendix 1 trip factors, new appendices, and additional clarifying language.

Staff Recommendation: Approve updates to the LATR Guidelines.

R. Brockmyer

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of updates to the LATR Guidelines Phase 2.

Richard Brockmyer, Transportation Planning Supervisor, offered a multi-media presentation regarding updates to the LATR Guidelines Phase 2. Further information can be found in the Staff Report dated May 29, 2025.

Mr. Brockmyer discussed the key changes to the Phase 2 update including: clarification language added to the exemptions from the LATR section for daycare use thresholds; modifications to the Transportation Adequacy Process section related to review of Transportation Adequacy Forms; clarification on trip generation reductions applying to daily trips; addition of off-site, frontage, and on-site improvement definitions; updates to Appendix 1: Trip Adjustment Factors; the addition of Appendix 6: SimTraffic/Synchro Parameters; the addition of and Appendix 7: Streetlighting and Illuminance Instructions; and additional minor clarifying language throughout the document.

The Board asked questions regarding daily trip adjustment and policy adjustment, pass-by trips, and trip adjustments/reductions.

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

Item 7. Planning Board Policy 2022-01 De Minimis Payment Update

Request to amend Planning Board Policy 2022-01 to update the per linear foot de minimis payment rate consistent with the method for calculating future increases. De minimis payments may be accepted in lieu of constructing pedestrian and bicycle frontage improvements on very small residential and commercial projects. Planning Board Policy 2022-01 determines when to approve waivers for pedestrian and bicycle frontage improvements and how to calculate applicable de minimis payments.

Staff Recommendation: Approve amendment to Planning Board Policy 2022-01

R. Brockmeyer

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of an amendment to Planning Board Policy 2022-01 De Minimis Payment, with modification discussed during the meeting.

Richard Brockmyer, Transportation Planning Supervisor, offered a multi-media presentation regarding an amendment to Planning Board Policy 2022-01 De Minimis Payment. Further information can be found in the Staff Report dated May 29, 2025.

Mr. Brockmyer noted a correction to the Staff Report stating the de minimis payment will be reduced not increased as well as the modification of the policy to Planning Board Policy 2022-01B.

Mr. Brockmyer stated Staff adjusted the de minimis rates based on the two-year cumulative change in the Engineering-News Record's Baltimore Construction Cost Index, and Staff proposes to adjust the de minimis payment to \$130.44 per linear foot through June 30, 2027. The new de minimis rate will become effective July 1, 2025.

Item 8. Emory Grove Village, Pre-Preliminary Plan No. 720250010 (Public Hearing)

Request for a binding approval for the future resubdivision of Lot 1 (N542) and Lot 2 (N485) for 162 residential units for the construction of three-story apartments and three-story townhomes; MPDU Optional Method development and public benefits, 30 percent Moderately Priced Dwelling Units (MPDUs); located at the southeast quadrant of the intersection of Midcounty Highway (MD 1 and Washington Grove Lane; on 8.57-acres of land zoned R-30 (Residential Multi-Unit Low Density); within the 1985 Gaithersburg Vicinity Master Plan area.

Staff Recommendation: Approval with Conditions

T. Graham

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

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

Tamika Graham, Planner III, offered a multi-media presentation regarding Emory Grove Village. Further information can be found in the Staff Report dated May 23, 2025.

Ms. Graham stated the Applicant is requesting a binding decision regarding specific elements of the proposed subdivision of Lot 1 and Lot 2 of Emory Grove Village to facilitate the construction of a residential neighborhood with varying levels of affordability with up to 162 units including townhouses and multi-family units, 30 percent MPDUs, and 25 percent open space.

Ms. Graham discussed the items requiring a binding decision including: the Washington Grove Lane/Emory Grove Road/Shady Spring Drive intersection; frontage improvements; general layout and design; and distribution of MPDUs within the community in greater detail. Ms. Graham noted the Applicant also requested guidance on future subdivision and transportation waivers.

Ms. Graham noted a correction to Slide 14 Number 2 noting language should state “future approval” as well as a modification to Condition No. 1 striking the language “162 residential lots” as it should be 162 dwelling units.

Lastly, Ms. Graham discussed correspondence received with concerns for stormwater management and maintaining current vegetation along the south side of the parcel.

Bill Kominers of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding subdivision and transportation waivers and noted agreement to Staff’s conditions. Mr. Kominers offered further comments regarding the grading between Mid-County Highway and the site as well as the clustering/distribution of the Habitat for Humanity units.

Bob Dalrymple of Selzer Gurvitch (representing HOC) offered comments regarding the affordable housing the project will produce.

Montgomery County Planning Board
Public Meeting Minutes of June 5, 2025

Richard Thometz of Hailey Development, L.C., a Co-Applicant, offered comments regarding the company's involvement with the project, delivery of MPDUs for Habitat for Humanity, delivery of market-rate townhomes in the community, and workforce housing. Mr. Thometz offered further comments regarding the viability of the project and affordability.

David Ager of Townscape Design, the Applicant's consultant, offered a multi-media presentation regarding the different design stages of the plan, the circulation around the central park, connectivity, and intersections.

The Board asked questions regarding the proposed frontage improvements, access points, building process for the MPDU units, coordination between building of the MPDU units and non-MPDU units, reasoning for requested waivers, rationale for circulation of Private Street B around the central park, potential streetscape along Mid-County Highway, distribution of Habitat for Humanity units, fire access, and possibility for less pavement/impervious surface throughout the site.

Staff, including Robert Kronenberg, Deputy Director of Planning, Carrie Sanders, Chief of Midcounty Planning, and Matt Folden, Planning Supervisor, offered comments and responses to the Board's questions.

Item 9. Zoning Text Amendment 25-07, Retail Sales and Service – Cannabis Dispensary (Public Hearing)

This ZTA would prohibit a licensed cannabis dispensary within 100 feet of a lot improved with a residential use.

Staff Recommendation: Transmit comments to the District Council.

B. Berbert

BOARD ACTION

Motion: Linden/Hedrick

Vote: 4-1

Other: Commissioner Bartley proposed an amendment to the motion, which did not receive a second, thus the amendment failed. Commissioner Bartley voted Nay on the motion.

Action: Approved Staff recommendation for approval to transmit comments to the District Council with the Climate Assessment, with additional comments discussed during the meeting, as stated in a transmittal letter to be prepared at a later date.

Benjamin Berbert, Planner III, offered a multi-media presentation regarding Zoning Text Amendment 25-07, Retail Sales and Service – Cannabis Dispensary. Further information can be found in the Staff Report dated May 15, 2025.

Mr. Berbert stated currently the County has no local restriction on the location of cannabis dispensaries, although State Legislation allows local jurisdictions to create a 100-foot setback from an area zoned for residential use, which was signed into law in 2024.

Mr. Berbert explained cannabis dispensaries are one of many undefined uses that are allowed in a Retail/Service Establishment, and ZTA 25-07 makes Retail/Service Establishment as a limited use in all zones where it was previously a permitted use, which implements a new standard requiring all Retail/Service Establishments at least a 100-foot setback from residentially zoned land if they meet certain criteria. Mr. Berbert stated the ZTA would have no material climate impact and recommended the Planning Board support ZTA 25-07 as introduced.

The Board asked questions regarding whether the ZTA was limited to residential zones only, if the CR Zones would be affected by the ZTA, changes to the use table, and the potential legacy protection of current cannabis dispensaries.

Staff, including Jason Sartori, Planning Director and Emily Vaias, Principal Counsel for the office of General Counsel, offered comments and responses.

The Board held further discussion regarding whether cannabis dispensaries should be its own use, potential implications of the ZTA as currently written, and further review as to whether residential use should include the CR Zone.

Commissioner Hedrick made a motion to forward comments to the County Council with the Board's discussion topics listed above, and noting the ZTA as introduced would be effectively

Montgomery County Planning Board
Public Meeting Minutes of June 5, 2025

prohibiting cannabis dispensaries within most areas of the County. Commissioner Bartley offered comments regarding support for the County Council's vision and support for the ZTA as introduced. Commissioner Bartley motioned for an amendment to the initial motion of Commissioner Hedrick to include comments in support of County Council and the ZTA as introduced. Commissioner Bartley's motion was not seconded.

Staff suggested and the Planning Board agreed to transmit the following two recommendations/comments:

1. Consider establishing cannabis dispensary as its own use in the Zoning Code. As introduced, the ZTA makes substantial revisions to the use standards of the Retail/Service Establishment use, including making the use a limited use in every zone where it is permitted today. This complicates the use standards for Retail/Service Establishments in the Commercial/Residential and Employment zones; and
2. consider whether the language under Section 3.5.11.B.2.j. is too restrictive. Given that most zones that permit Retail/Service Establishments are a mixed-use zone, this language could amount to a near total prohibition on the location of new dispensaries and would make most existing dispensaries nonconforming uses.

Item 10. 2811 14th Street NE Gospel Hall, Inc. Church: Preliminary Plan No. 120250050 and Forest Conservation Plan No. F20250170 (Public Hearing)

A. Preliminary Plan No. 120250050: Request to create one lot for an existing detached dwelling unit, one lot for an existing telecommunications tower and a new 10,549 SF religious assembly building, and one parcel for parkland dedication; located at 211 Ednor Road; RE-2 zone; 15 acres; 1997 Cloverly Master Plan.

B. Forest Conservation Plan No. F20250170: Request for approval of a Preliminary/Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Preliminary Plan No. 120250050.

Staff Recommendation: Approval with conditions

P. Estes

A. BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions as modified 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.

Phillip Estes, Planner III, offered a multi-media presentation regarding 2811 14th Street NE Gospel Hall, Inc. Church. Further information can be found in the Staff Report dated May 23, 2025.

Mr. Estes noted correspondence received noting concerns with impervious surfaces, stormwater management, traffic congestion, traffic safety, and parking.

Mr. Estes stated the Applicant is proposing to create one 2.0-acre lot for an existing detached dwelling unit, one 7.9-acre lot for a new 10,549 square foot religious assembly building and an existing telecommunications tower, and one 4.86-acre parcel for parkland dedication, with other site-related and frontage improvements.

Mr. Estes discussed the estimated trip generation and Final Forest Conservation Plan noting 2.78 acres of afforestation and stream valley buffer, which will be placed into a Conservation Easement as well as a variance request for the removal of five trees and impact to two trees.

Montgomery County Planning Board
Public Meeting Minutes of June 5, 2025

Mr. Estes noted the Applicant has requested a revision to Condition No. 17 regarding demolition, clearing, grading, or construction, and stated Staff is amenable to the revised condition.

Peter Ciferri of McMillan Metro Faerber offered comments on behalf of the Applicant regarding the project and noted agreement to Staff's conditions.

Jim Admiraal of Endor Land LLC, the Applicant, offered brief comments regarding the congregation and project opportunity.

The Board asked questions regarding trip generation and proposed new trips.

Staff, including Jason Sartori, Planning Director, Patrick Butler, Chief of Upcounty Planning, and Justine Gonzalez-Velez, Planner II, offered comments and responses to the Board's questions.

Item 11. Water and Sewer Category Change Requests – Administrative Delegation 2025-3 Group (Public Hearing)

The Planning Board is required to make a master plan conformance determination for all water and sewer category change requests. The Board will review the County Executive’s Administrative Delegation (AD) 2025-3 Group of proposed category map amendments to Montgomery County’s Comprehensive Water Supply and Sewerage Systems Plan.

Staff Recommendation: Transmit Comments to the County Executive

J. Pratt

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendations for the Montgomery County Comprehensive Water and Sewer Category Change Requests – Administrative Delegation 2025-3 Group, and transmittal of comments to the County Council, as stated in a transmittal letter to be prepared at a later date.

Jamey Pratt, Planner III, offered a multi-media presentation regarding the Water and Sewer Category Change Requests – Administrative Delegation 2025-3 Group. Further information can be found in the Staff Report dated May 29, 2025.

Mr. Pratt discussed the following category change requests listed below:

- WSCCR 25-GMT-02A: Argtec, INC.
Planning Staff Recommendation: Approve S-3
- WSCCR 25-POT-01A: 8620 Falls Rd LLC
Planning Staff Recommendation: Approve S-1
- WSCCR 25-TRV-04A: 9608 Sunset Drive
Planning Staff Recommendation: Approve S-3

Mr. Pratt gave a brief overview and discussed the water/sewer category changes listed above in greater detail.

The Board asked questions regarding timeline of construction for the sewer line/house for WSCCR 25-GMT-02A as well as the difference between S-1 and S-3.

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

Item 12. Clarksburg Gateway Sector Plan – Preliminary Recommendations Briefing

A briefing to the Planning Board on Preliminary Recommendations for the Clarksburg Gateway Sector Plan in advance of the preparation of the Working (Staff) Draft Plan.

Staff Recommendation: Provide direction to Staff on the Planning team's Preliminary Recommendations.

C. Larson

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Patrick Butler, Chief of Upcounty Planning, offered brief comments regarding the process and schedule; and Clark Larson, Planner III, offered a multi-media presentation regarding the preliminary recommendations for the Clarksburg Gateway Sector Plan. Further information can be found in the Staff Report dated May 29, 2025.

Mr. Larson discussed the Plan area, the draft vision, a draft concept framework Plan, the draft proposed zoning. Mr. Larson, Roberto Duke (Planner III), Lisa Govoni (Housing, Infrastructure, and Zoning Supervisor), Lily Murnen (Montgomery Parks Long-Range Planner), John Liebertz (Historic Preservation Planner III), and Nicholas Peavy (Planner III) discussed the key preliminary recommendations for land use, housing, and zoning; community design and placemaking; environment; housing; parks, open space, and recreation; historic preservation; public facilities; and transportation in greater detail.

Mr. Larson and Mr. Peavy also discussed Staff's responses to questions and comments expressed by the Planning Board on March 27, 2025, during the emerging ideas briefing. Topics included: the planning team's proposed land use strategy; the 'big picture' transportation approach for Clarksburg; a comparison of master-planned roadways (existing and proposed); an overview of transportation analysis conducted by the planning team; and a multi-factor assessment of the prospective new I-270 interchange (Exit 17).

Lastly, Mr. Larson discussed the Plan schedule and next steps.

The Board asked questions regarding roads eliminated from the 1994 Plan, Main Street portrayals, whether a curbless street would be through-road/connector, projected travel times, travel modeling, travel accessibility, potential future development growth to the north of the proposed interchange, possible estimation of the compounding effects of traffic with the proposed interchange, if SHA has been engaged with the analysis of the proposed interchange, potential economic benefits for the proposed interchange, location of businesses within the Plan area, and how the 200-foot setback policy from I-270 would work.

Montgomery County Planning Board
Public Meeting Minutes of June 5, 2025

Staff, including Patrick Butler, Chief of Upcounty Planning, David Anspacher, Chief of Countywide Planning and Policy, and Richard Brockmyer, Transportation Planning Supervisor, offered comments and responses.

The Board held further discussion regarding transportation issues, the proposed future interchange, need for engagement with SHA, the importance of the implementation section of the Master Plan moving forward, and flexibility for surface/structured parking.

Item 13. Climate Assessment Template Update (Briefing)

County Bill 3-22 requires that, starting in March 2023, the Planning Board must submit a Climate Assessment of each zoning text amendment, master plan, and master plan amendment to the District Council. The bill also requires that at least once every 2 years, the Planning Board must review the Climate Assessment Template and update the template as needed. Staff will brief the Planning Board on the proposed updates to the template. These updates are technical in nature and do not alter the content of the climate assessments or any other requirements of the bill.

Staff Recommendation: Review and approve the proposed updates to the template

K. Afzal

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 3-0

Other: Commissioners Bartley and Linden were necessarily absent.

Action: Approved Staff recommendation for approval of proposed updates to the Climate Assessment Template.

Khalid Afzal, Special Projects Coordinator, offered a multi-media presentation regarding proposed updates to the Climate Assessment Template. Further information can be found in the Staff Report dated May 15, 2025.

Mr. Afzal stated County Bill 3-22 requires the Planning Board submit a Climate Assessment of each Zoning Text Amendment, Master Plan, and Master Plan amendment to the District Council. Mr. Afzal discussed the Climate Assessment Tools including templates, checklists, determining relationships to County Climate Priorities, and the Quant Tool. Mr. Afzal stated Bill 3-22 also requires that at least once every two years, the Planning Board must review the Climate Assessment Template and update as needed. Mr. Afzal stated the proposed update includes changes to the Quant Tool as well as two check lists and two templates.

Hazelle Tomlin of ICF continued with the multi-media presentation discussing the changes to the Quant Tool in greater detail including a data refresh of building embodied emissions, pavement embodied emissions, building energy use intensity, building waste emissions, transportation emissions, and land management carbon. Ms. Tomlin noted there were no methodological updates to the Quant tool, and discussed the impacts of the proposed changes to the quant tool.

Mark Symborski, Environmental Resources Planner III, discussed the minor two changes to the checklist for Impacts for Community Resilience and Adaptive Capacity and the checklist for Impacts for GHG Emissions and Sequestration.

Mr. Afzal stated potential future improvements include data center emission, agriculture emissions, and annual carbon flux from land use methods and factors, which Ms. Tomlin discussed in greater detail.

The Board asked when a qualitative analysis is performed versus a quantitative analysis, and Steve Findley, Planner IV, offered comments and responses.