

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY
Thursday, July 17, 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, July 17, 2025, beginning at 9:21 a.m. and adjourning at 10:49 a.m.

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

Items 1 through 6 were discussed in that order and reported in the attached Minutes.

The Planning Board adjourned at 10:49 a.m. and reconvened in the auditorium and via video conference at 11:33 a.m. for a special presentation and discussion on Single-Stair Construction, as reported in the attached Minutes.

The Single-Stair Construction presentation and discussion ended at 1:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 24, 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. 8676 Georgia Avenue Preliminary Plan Amendment No. 12023015A - MCPB No. 25-077
2. 8676 Georgia Avenue Site Plan No. 820250050 - MCPB No. 25-078

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0-1

Other: Vice Chair Pedoeem abstained due to being absent for the original vote.

Action: Adopted the Resolutions cited above, as submitted.

3. Pepco Norbeck Substation Forest Conservation Plan Amendment No. F20250280 - MCPB No. 25-083
4. 6000 Executive Boulevard Sketch Plan Amendment No. 32022007A - MCPB No. 25-082

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolutions cited above, as submitted.

B. Approval of Minutes

1. Minutes for July 10, 2025

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of July 10, 2025, as submitted.

C. Other Preliminary Matters

**Second Corrected Resolution and Memo for Montgomery Auto Sales Park Lot 18: Site Plan
Amendment No. 82014014A – MCPB No. 25-018**

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Second Corrected Resolution referenced above, as submitted.

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)

Big Woods Manor, Administrative Subdivision Plan No. 620240050 and Preliminary/Final Forest Conservation Plan No. F20240910, Extension Request No. 3 - Request to extend the regulatory review period until September 26, 2025.

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

Staff Recommendation: Approval of the Extension Request.

M. Clayborne

Alta Vista Gardens – Lot 9 Block A, Administrative Subdivision Plan No. 620250100, Extension Request No. 2 - Request to extend the regulatory review period until August 16, 2025.

Application request to create three lots for three new single-family detached residences; located on 5900 Ipswich Road, west of Broad Street; Zoned: R-60; 0.43 acres; 1992 North Bethesda Garrett Park Master Plan.

Staff Recommendation: Approval of the Extension Request.

T. Leftwich

Primrose at 16550 Georgia Avenue, Preliminary Plan No. 120250090, Extension Request No. 3 - Request to extend the regulatory review period until October 2, 2025.

Application to create one lot for an existing antique shop, a new Day Care Center (Over 30 Persons), a conditional use application being processed concurrently. Located at 16550 Georgia Avenue, on the west side of Georgia Avenue (MD 97), approximately 150 feet south of Emory Church Road; 2005 Olney Master Plan; R-200 zone; 2.12 acres.

Staff Recommendation: Approval of the Extension Request.

J. Casey

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 offered brief comments regarding upcoming items for the Planning Department including the Single-Stair Construction special presentation, the Workforce Housing Full Council work session, the Incentive Zoning Full Council work session, a briefing to the Planning Board on Quarterly Economic Indicators with Montgomery County Economic Development Corporation (MCEDC), and the ongoing Community Planning Academy summer cohort.

Mr. Sartori introduced Caila Prendergast, Planner III, who continued with the presentation and discussed the Development Pipeline Analysis Project. Ms. Prendergast gave an overview of the preliminary results for the qualitative and quantitative analysis performed, as well as the data on approved residential units, approved residential units by geographic area, and approved residential units by unit type. Ms. Prendergast also discussed the survey outreach, responses received from the survey, key survey results, and next steps for the continued analysis.

Lastly, Mr. Sartori congratulated Audrey Vogel on her recent promotion and welcomed Russell Corbin, Diego Zuniga and Malcolm English.

The Board asked questions regarding the lack of construction on older projects in the pipeline, how the townhouse market may affect the pipeline, reasoning for the gap in approvals for the 15-19 year pipeline range, differences in approvals by area versus unit types, whether there is connection between the local policies/financing and the slowing of construction, reasoning for lack of separation between debt financing and equity financing, and how Montgomery County compares to neighboring jurisdictions.

Staff, including Alex Pemberton, Planner III, offered comments and responses to the Board's questions.

Item 5. Sangfroid Distilling, Subdivision Waiver No. SRW202502 and Site Plan No. 820250060 (Public Hearing)

The Applicant requests a Subdivision Waiver of the requirements of Section 50.8.2.C.1 of the Subdivision Ordinance to allow a record plat to be approved without the approval of a Preliminary Plan and a Site Plan to allow a 987 square foot addition to an existing building that exceeds the height allowances in the Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone; 0.38 acres; located at 6950 Carroll Avenue; CRT-0.75, C-0.75, R-0.25, H-50 and NR-0.75, H-50 and Takoma Park/East Silver Spring Commercial Revitalization Overlay Zone; within the 2000 Takoma Park Master Plan.

Staff Recommendation: Approval with conditions

G. Bogdan

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Subdivision Waiver cited above, subject to conditions.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

C. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolution for Subdivision Waiver No. SRW202502.

D. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolution for Site Plan No. 820250060.

Grace Bogdan, Planner IV, offered a multi-media presentation regarding Sangfroid Distilling. Further information can be found in the Staff Report dated July 7, 2025.

Ms. Bogdan stated the Applicant is requesting a waiver from the requirement in the Subdivision Regulations that an Applicant must obtain a Preliminary Plan approval prior to record plat approval to allow for the consolidation of existing Lots 1 and 2 in order to remove the interior lot line that

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the existing building crosses. Ms. Bogdan also stated Lot 4 will remain a separate lot and is not part of the subdivision waiver.

Ms. Bogdan stated the Applicant is proposing a 987-square-foot, one-story addition located behind the existing historic bank building, and interior renovation to the existing building to rehab the bank space into a distillery with a tasting room. Ms. Bogdan discussed the access and circulation noting the Applicant is also proposing to make improvements throughout the site for accessibility purposes, including adding ramps and expanding the sidewalk along Willow Avenue to be six feet in width.

The Board asked questions regarding nonconforming structures, interior renovation requirements, Willow Avenue right-of-way dedication, amenity space versus open space, plans for the remaining part of the parking lot, height restrictions, and next steps.

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

Christopher Ruhlen of Lerch, Early, and Brewer offered brief comments on behalf of the Applicant noting agreement to Staff's recommendations.

Patrick Horgan of Huska and Horgan Engineering, LLC offered comments regarding plans for the remaining part the parking lot.

Item 6. Travilah Road, Conditional Use No. CU202310, Preliminary Plan No. 120250100 and Forest Conservation Plan No. F20250360 (Public Hearing)

Request to construct an Independent Living Facility; zoned RE-2; located at 13741 and 13751 Travilah Road, Rockville; 10.75 acres; 2002 Potomac Subregion Master Plan.

A. Conditional Use No. CU202310

Staff Recommendation: Transmit comments to the Hearing Examiner supporting the Conditional Use petition.

B. Preliminary Plan No. 120250100

Staff Recommendation: Approval with conditions

C. Forest Conservation No. F20250530

Staff Recommendation: Approval with conditions

M. Beall

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval to transmit comments to the Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

B. BOARD ACTION

Motion: Hedrick/Pedoeem

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.

C. 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.

Mark Beall, Planner IV, offered a multi-media presentation regarding Travilah Road. Further information can be found in the Staff Report dated July 7, 2025.

Mr. Beall stated the Applicant is proposing to subdivide the property into sixty lots for an Independent Living Facility for seniors using a townhouse building type. The Applicant will also be providing open spaces with amenities, private roads and alleys, a six-foot sidewalk with a nine-

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foot street buffer and eight-foot tree panel along the property frontage, and a crosswalk across Travilah Road.

Mr. Beall also discussed the Forest Conservation Plan noting 0.04 acres of forest will be cleared, 1.80 acres of forest planting is required, and 2.15 acres of forest planting is proposed. All existing forested stream valley buffer will be retained, the entirety of the unforested stream valley buffer will be planted, and 2.59 acres will be placed into a Category I Conservation Easement. Mr. Beall also noted a tree variance has been requested for the removal of eighteen trees.

Scott Wallace of Miles and Stockbridge offered brief comments on behalf of the Applicant noting agreement to Staff's conditions and provided clarification regarding the location of the bus stop. Mr. Wallace offered further comments regarding the projected age range of residents, on-site services, townhouse accessibility, size of units, and zoning.

The Board asked questions regarding the projected age range of the senior living residents, services located on-site, accessibility of the townhouses, potential for a natural surface trail through the forested area, and reasoning for building only age restricted units.

Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board's questions.

Josh Sloan of VIK A Maryland offered comments regarding the location of the bus stop and location of pedestrian path.

SPECIAL PRESENTATION - Presentation and Discussion on Single-Stair Construction

Maryland Delegate Vaughn Stewart will lead a presentation on House Bill 489, which established a task force to analyze the option of changing Maryland building codes to allow for single-stair construction. Baltimore City Councilmember Ryan Dorsey, who is leading a similar effort for Baltimore City, will also attend the meeting to discuss why the change is needed and what Baltimore City's process looks like. Local architect Daniel Morales will also discuss design opportunities.

P. Mortensen

BOARD ACTION

Motion:

Vote:

Other:

Action: **Presentation and discussion.**

Chair Harris offered brief opening remarks and introduced Paul Mortenson, Planning Innovation Lead, who offered a multi-media presentation regarding Single-Stair Construction. Mr. Mortenson gave an overview of locations throughout the world that allow single-stair construction and discussed the benefits of single-stair construction.

Delegate Vaughn Stewart, representing District 19, discussed House Bill 489, which established a task force to analyze the option of changing Maryland building codes to allow for single-stair construction.

Baltimore City Councilmember Ryan Dorsey, discussed the need for single-stair construction change within Baltimore City, current efforts to introduce the single-stair construction concept, and process. Julian Frost, CNU Mid-Atlantic Board Member and competition organizer, offered a multi-media presentation and comments regarding the Congress for the New Urbanism (CNU) Mid-Atlantic Chapter and the Baltimore Single Stair Design Competition.

Lastly, Daniel Morales of Morales Architects and winner of the Baltimore Single Stair Design Competition, offered a multi-media presentation and discussed his building design submitted to the contest.

A question and answer session followed the presentations.