

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, July 24, 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 24, 2025, beginning at 9:06 a.m. and adjourning at 12:33 p.m.

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

Items 1 through 9 were discussed in that order and reported in the attached Minutes.

There being no further business, the meeting adjourned at 12:33 p.m. The next regular meeting of the Planning Board will be held on Thursday, July 31, 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

1. Minutes for June 26, 2025

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 4-0-1

Other: Vice Chair Pedoeem abstained due to being necessarily absent for the June 26, 2025 meeting.

Action: Approved Planning Board Meeting Minutes of June 26, 2025, as submitted.

2. Minutes for July 17, 2025

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 5-0

Other:

Action: Approved Planning Board Meeting Minutes of July 17, 2025, as submitted.

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)

Subdivision Plat No. 220141290, Small's Nursery

RE-1 zone; 1 lot, 1 parcel; located on the east side of Thistlebridge Drive, 250 feet north of Arbor Crest Way; Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220240980, Higgins Estate

CR zone; 5 lots; located in the northwest quadrant of the intersection of Executive Boulevard and Rockville Pike (MD 355); White Flint Sector Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250630 thru 220250660, Tregoning

RE-1 zone; 44 lots, 11 parcels; located on the west side of Kings Valley Road opposite Preakness Drive; Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Hedrick/Bartley

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)

Wahl Property, Administrative Subdivision No. 620250040, Extension Request No. 2 – Request to extend the regulatory review period until December 18, 2025.

Create one lot for one single-family detached dwelling unit; Wahl Property 620250040; 14230 Quince Orchard Road; RE-2; 2.85 acres; Potomac Subregion Master Plan

Staff Recommendation: Approval of the Extension Request

U. Njeze

REMOVED - A to Z Fun Care Daycare Conditional Use No. CU202509 Extension Request No. 1 - Request to extend the regulatory review period until November 27, 2025.

Request to operate a new Day Care Facility for 70 children within a portion of the lower-level basement of an existing institutional building (St. Luke's Episcopal Church); located at 6030 Grosvenor Lane on 4.26 acres of land within the R-60 Zone and the 1992 North Bethesda Garrett Park Master Plan.

Staff Recommendation: Approval of the Extension Request

T. Graham

Temple Row, Administrative Subdivision Plan No. 620250010 and Forest Conservation Plan No. F20250560 Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until October 30, 2025.

Application to create three lots for three new single-family dwelling units; located at the northwest quadrant of the Kent Street and Stoneybrook Drive intersection in Kensington; R-90 Zone; 0.84 acres; 1989 Master Plan for the Communities of Kensington-Wheaton.

Staff Recommendation: Approval of the Extension Request

E. Fowler

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 5-0

Other:

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

Item 4. Roundtable Discussion

Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

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

Ms. Figueredo discussed the recent weather events and damage to different Montgomery Parks locations including Brookside Gardens and Brookside Nature Center as well as the storm cleanup afterwards. Ms. Figueredo recognized Montgomery Parks Staff who presented at the annual ESRI Conference and discussed the Henderson Avenue Community Garden at Wheaton Regional Park, the different camps offered through Montgomery Parks that are currently running, the Marye Wells Harley Dream Scholarship Fund, and the Butterfly Experience at Brookside Gardens.

**Item 5. Milestone Innovation Center, Preliminary Plan Amendment No. 11987271E
(Public Hearing)**

A. Request for a two-year extension of the preliminary plan validity period until April 1, 2027; located on the north side of I-270, between Ridge Road and Dorsey Mill Road; CR-2.0, C-1.75, R-0.5, H-125T and Germantown Transit Mixed Use Overlay Zone; 44.33 acres; 2009 Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with conditions

B. Request adoption of Resolution contingent on approval of Preliminary Plan Amendment.

Staff Recommendation: Adoption of Resolution

K. Mencarini

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolution for Preliminary Plan Amendment No. 11987271E.

Katie Mencarini, Acting Eastern Corridors Supervisor, offered a multi-media presentation regarding Milestone Innovation Center. Further information can be found in the Staff Report dated July 14, 2025.

Ms. Mencarini stated the Applicant is requesting to extend the Preliminary Plan validity period an additional two years to align with the Adequate Public Facilities (APF) validity period for the project, which is April 1, 2027. Ms. Mencarini noted the Applicant purchased the property June 28, 2024, and is presently evaluating what, if any, components of the project may be implemented and is also currently in the conceptual stages of a future residential plan for a portion of the property. Ms. Mencarini further noted the Applicant would like the opportunity to participate in the Germantown Sector Plan Update.

Patrick O'Neil of Lerch, Early, and Brewer offered brief comments on behalf of the Applicant regarding evaluation of the site and the opportunity to participate in the upcoming Germantown Sector Plan Update.

The Board asked questions regarding the potential for future residential development on the site and timing of the evaluation of the site in conjunction with the Germantown Sector Plan Update.

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

Patrick Sullivan of MRP Realty offered comments regarding the potential for future residential development.

Item 6. Beall's Manor Subdivision Lots 1-3, Preliminary Plan Amendment No. 12014003A (Public Hearing)

A. Request to reinstate Preliminary Plan No. 120140030, which was approved for three lots for three single-family dwelling units and extend the Adequate Public Facilities (APF) validity period by 2.5 additional years.

Staff Recommendation: Approval with conditions

B. Request adoption of Resolution contingent on approval of Preliminary Plan Amendment.

Staff Recommendation: Adoption of Resolution

J. Server

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

B. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Adopted the Resolution for Preliminary Plan Amendment No. 12014003A.

Jeff Server, Planner III, offered a multi-media presentation regarding Beall's Manor Subdivision Lots 1-3. Further information can be found in the Staff Report dated July 11, 2025.

Mr. Server stated the Preliminary Plan was not validated as the three lots were not platted prior to the plan validity period expiration, which was August 28, 2023, and the original APF validity period approved with the subdivision will expire on August 29, 2025. Mr. Server noted the Preliminary Plan Amendment requests reinstatement of the Preliminary Plan approval and an extension to the existing Adequate Public Facilities validity period for 2.5 years. Mr. Server stated the Preliminary Plan reinstatement and extension to the APF validity period would afford the Applicant the necessary time to obtain record plats for the three lots, complete the required public infrastructure and improvements, and pull building permits for the proposed three single-family detached units.

The Board asked questions regarding commencement date for the extension and Staff offered comments and responses.

Item 7. Parklawn Self Storage, Site Plan No.820250070 and Forest Conservation Plan No. F20241040 (Public Hearing)

A. Site Plan No. 820250070: Request to develop a self-storage facility with up to 104,628 square feet of gross floor area and 34,118 square feet of cellar space.

Staff Recommendation: Approval with conditions

B. Forest Conservation Plan No. F20241040: Request to approve a Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan and Site Plan No. 820250070.

Staff Recommendation: Approval with conditions

A. Lindsey

A. BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

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

Amy Lindsey, Planner III, offered a multi-media presentation regarding Parklawn Self Storage. Further information can be found in the Staff Report dated July 14, 2025.

Ms. Lindsey stated the Applicant is proposing to redevelop the existing office building and surface parking lot with a new three-story self-storage facility containing up to 104,628 square feet of gross floor area and 34,118 square feet of cellar space. Ms. Lindsey also discussed the amenity open space, sidepath along Parklawn Drive frontage, and site circulation for the property.

Ms. Lindsey stated the landscape plan includes a robust planting plan and pedestrian scale design along the Parklawn Drive frontage and discussed the Final Forest Conservation Plan, which is consistent with Preliminary Forest Conservation Plan No. F20241040, approved with Local Map Amendment H-154. Ms. Lindsey noted there is a variance request for the removal of three protected trees, and the Applicant will satisfy the 0.35-acres afforestation requirement offsite or by fee-in-lieu payment.

Ms. Lindsey noted community concerns were received regarding the undergrounding of utilities and pedestrian scale lighting on Parklawn Drive.

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Parker Wright of Pepco offered comments regarding Pepco's decision against the undergrounding of utilities due to proximity of the Pepco substation.

Lastly, Ms. Lindsey noted corrections to the Staff Report for Condition 3.a, Condition 6, the Zoning Standard Table regarding the minimum rear setbacks, and the LATR Table regarding net new motor vehicle trip generation. Katie Mencarini, Acting Eastern Corridors Supervisor, also noted a modification to Pages 19-20 of the Staff Report regarding the appropriate LATR test being based on vehicle trips not person trips.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the location of the project, redevelopment of the property, streetscape improvements, reasoning for not moving forward with undergrounding of utilities, and pedestrian scale lighting and requirements.

Al Carr, an individual, offered testimony regarding the undergrounding of utilities and street lighting. Mr. Carr offered further comments regarding the White Flint substation.

The Board asked questions regarding storm drainage, pedestrian scale lighting requirements, long-term plans for undergrounding of existing utilities on both sides of the CSX railroad tracks, and whether the new White Flint substation is currently operating.

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

Mr. Wright offered further comments regarding the long-term plans for undergrounding of existing utilities on both sides of the CSX railroad tracks.

Item 8. Planning Board Rules of Procedure (Public Hearing)

Annual review and proposed changes to the Rules of Procedure of the Montgomery County Planning Board

Staff Recommendation: Approve the proposed revisions.

E. Vaias

BOARD ACTION

Motion: Hedrick/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the proposed revisions to the Planning Board Rules of Procedure.

Emily J. Vaias, Principal Counsel, offered a multi-media presentation regarding proposed revisions to the Planning Board Rules of Procedure. Further information can be found in the Staff Report dated July 10, 2025.

Ms. Vaias discussed the following proposed revisions:

- Clarification as to what constitutes a majority vote in the case of recusal, abstention, or absence of a Board member (Sections 4.11.3 and 5.4);
- Clarification of the rules for participation in reconsideration matters in the case of recusal, abstention, or absence of a Board member (Section 4.12.3); and
- Clarification of the rules for participation on the vote to adopt a resolution in the case of recusal, abstention, or absence of a Board member (Section 4.13.2).

Elizabeth Joyce of the Montgomery County Civic Federation offered testimony regarding the deadlines for witness sign-ups and submission of testimony. Ms. Joyce also recommended returning the 24-hour deadline.

Darian Unger of the Montgomery County Sierra Club offered testimony regarding the deadlines for witness sign-ups and submission of testimony. Mr. Unger offered further comments regarding the impacts of the changes to deadlines.

The Board asked questions regarding petitions for reconsideration and examples of the burden or numbers of people impacted due to the deadline change.

Discussion was also held regarding the changes to the deadlines for witness sign-ups and submission of testimony.

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

Item 9. Commercial to Residential Reconstruction Fee Schedule Update (Public Hearing)

The Commercial to Residential Reconstruction Process is a new Expedited Application Process that currently does not exist in our Development Application Fee Schedule. A new fee structure needs to be established for applications to be submitted.

Staff Recommendation: Approval of the Fee Schedule Update.

P. Smith/N. Braunstein

BOARD ACTION

Motion: Hedrick/Pedoeem

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the proposed update to the Commercial to Residential Reconstruction Fee Schedule, as modified during the hearing to increase the per dwelling unit fee to \$350.00.

Parker Smith, Acting Information Services Manager, offered a multi-media presentation regarding an update to the Commercial to Residential Fee Schedule. Further information can be found in the Staff Report dated July 17, 2025.

Mr. Smith stated Staff is requesting Planning Board approval of fees for a new Application type, the Expedited Approval Plan for Commercial to Residential Reconstruction created in response to the County Council's approval of Zoning Text Amendment No. 25-03. Mr. Smith stated the new plan type has an accelerated review period, with approvals in a 60-to-65-day timeframe and replaces the need for submitting a concurrent Sketch Plan and Site Plan for applicable projects. Mr. Smith discussed the new fees including the residential per dwelling unit rate of \$250.00 and the non-residential per square feet rate of \$0.15. Mr. Smith also provided potential examples with the newly proposed fee rates.

The Board asked questions regarding the changes to the current fees, impacts to Staff, the expedited process, and possible timeframe for review and evaluation of the fee schedule.

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

The Board and Staff had further discussion of the fees proposed, expedited process, and concerns regarding impacts to Staff. The Board recommended an increase to the fee per dwelling unit to \$350.00, with reevaluation of fees in a year.