

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## **APPROVED MINUTES AND SUMMARY**

**SUMMARY**  
**Thursday, July 31, 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 31, 2025, beginning at 9:05 a.m. and adjourning at 3:18 p.m.

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

Commissioner Shawn Bartley was necessarily absent.

Items 1 through 10 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 12:03 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:02 p.m. to discuss to discuss Items 11 through 13, as reported in the attached Minutes.

Item 14 was cancelled.

There being no further business, the meeting adjourned at 3:18 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 4, 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. Travilah Road Preliminary Plan No. 120250100 - MCPB No. 25-086
2. Travilah Road Forest Conservation Plan No. F20250360 - MCPB No. 25-087
3. Parklawn Self Storage Site Plan No. 820250070 - MCPB No. 25-090
4. Parklawn Self Storage Forest Conservation Plan No. F20241040 - MCPB No. 25-091

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem  
**Vote:** 4-0  
**Other:** Commissioner Bartley was necessarily absent.  
**Action:** Adopted the Resolutions 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**

**MHP Amherst Preliminary Plan No. 120250010 and Site Plan No. 820250010: Request for Reconsideration**

Request for reconsideration of the MHP Amherst Preliminary Plan and Site Plan, MCPB Resolution Nos. 25-070 and 25-071

*Staff Recommendation: Board consideration of request*

**BOARD ACTION**

**Motion:** Hedrick/Linden  
**Vote:** 3-0  
**Other:** Commissioner Bartley was necessarily absent. Chair Harris recused himself.  
**Action:** Denied Request for Reconsideration.

Allison Myers, Associate General Counsel, offered brief comments regarding the Request for Reconsideration.

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

**Subdivision Plat No. 220250480, Alta Vista**

R-60 zone, two lots; located on the west side of Forest Road, 375 feet north of Beech Avenue; Bethesda – Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220250520, Section No. 2, Chevy Chase**

R-60 zone, one lot; located in the northwest quadrant of the intersection of Brookville Road (MD 186) and East Kirke Street; Bethesda – Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220250540, Calverton**

R-90 zone, three lots; located on the north side of Fairland Road, 500 feet east of Galway Drive; Fairland Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220250730, Chevy Chase, Section 4**

R-60 zone, one lot; located in the northwest quadrant of the intersection of Ridgewood Avenue and Pine Place; Bethesda – Chevy Chase Master Plan.

*Staff Recommendation: 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)**

**College View Campus, Preliminary Plan No. 12020017A, Extension Request No. 2 - Request to extend the regulatory review period until October 9, 2025.**

Request to reinstate Preliminary Plan No. 120200170, which was approved for three lots for up to 142 multi-family units, including 25 percent MPDUs, and up to 47,887 square feet commercial use, and extend the Adequate Public Facilities (APF) validity period by seven additional years.

*Staff Recommendation: Approval of the Extension Request*

J. Server

**Creekside at Cabin Branch, 12020005B, Extension Request No. 1 - Request to extend the regulatory review period until October 9, 2025.**

Application to amend Condition No. 26 related to release of building permits and delete revised Condition No. 11 related to Utilization Premium Payments for a 326 lot subdivision; located at the

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northwest quadrant of the intersection with MD-121 Clarksburg Road and West Old Baltimore Road; RCN Zone; 1994 Clarksburg Master Plan and Hyattstown Special Study Area Master Plan and 2014 Clarksburg Ten Mile Creek Area Limited Amendment Master Plan.

*Staff Recommendation: Approval of the Extension Request*

P. Estes

**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 discussed the latest updates and upcoming events for the Planning Department including the MACo Summer Conference, the completion of the Community Planning Academy Summer Learners Cohort, the County Council tour of the University Boulevard Corridor Plan area, County Council Public Hearings for the University Boulevard Corridor Plan. Mr. Sartori further discussed the upcoming Design Excellence Awards that will take place October 16, 2025 and the Staff Photo Contest. Mr. Sartori recognized recent County Council approvals for the Master Plan of Highways and Transitways, the Incentive Zoning Update Zoning Text Amendment, and More Housing N.O.W.

Lastly, Mr. Sartori passed along well wishes to departing Staff Nicholas Peavy and Amber Ford. Mr. Sartori also welcomed Leah Daniels and congratulated Amy Lindsey on her recent promotion.

The Board asked questions regarding the workforce housing unit percentage, requirements and process for duplexes and triplexes, monitoring of the biennial report, potential for an expedited More Housing N.O.W. process in the future, and effective date.

Mr. Sartori offered comments and responses to the Board's questions.

**Item 5. Traville Gateway Parcel N, Site Plan Amendment No. 82001012H and Traville Parcels M, N and Outlot O, Forest Conservation Plan Amendment No. F20250540 (Public Hearing)**

A. Site Plan Amendment No. 82001012H

*Staff Recommendation: Approval with conditions*

B. Forest Conservation Plan Amendment No. F20250540

*Staff Recommendation: Approval with conditions*

C. Adoption of Resolution contingent on approval of Site Plan Amendment

*Staff Recommendation: Adoption of Resolution*

D. Adoption of Resolution contingent on approval of Forest Conservation Plan Amendment

*Staff Recommendation: Adoption of Resolution*

Proposal to reconfigure the Great Seneca Highway and Darnestown Road intersection and extend Great Seneca Highway into the property as a private road; located at the southwest corner of the intersection of Darnestown Road and Traville Gateway Drive, Rockville; CRT-1.0, C-1.0, R-1.0, H-150 and Great Seneca Life Sciences Overlay Zone; 18 acres; 2024 Great Seneca Plan.

E. Tettelbaum/A. Lindsey

**A. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

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

**B. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

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

**C. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

**Action:** Adopted the Resolution for Site Plan Amendment No. 82001012H.

**D. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

**Action:** Adopted the Resolution for Forest Conservation Plan Amendment No. F20250540.

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding Traville Gateway. Further information can be found in the Staff Report dated July 21, 2025.

Ms. Tettelbaum stated the Applicant is proposing to reconfigure the Great Seneca Highway and Darnestown Road intersection to extend Great Seneca Highway as a private road into the property. A new left turn lane will be added on westbound Darnestown Road to allow vehicles coming from the east to enter the property and a new pedestrian crossing will also be implemented on the east side of the intersection to allow pedestrians and bicyclists a second opportunity to cross Darnestown Road. Ms. Tettelbaum also discussed the proposed open space that will be provided in a future phase and the Water Quality Plan noting the amendment increases impervious area to 16.95 acres. Ms. Tettelbaum stated that the Forest Conservation Plan Amendment updates the overall Final Forest Conservation Plan (FFCP) to include the extension of Great Seneca Highway and related infrastructure but does not otherwise change the FFCP.

**Item 6.            Montgomery County Quarterly Economic Indicators Briefing**

Staff from Planning and Montgomery County Economic Development Corporation (MCEDC) will brief the Planning Board on the Quarterly Economic Indicators report for the first quarter of 2025.

*Staff Recommendation: Brief the Planning Board*

B. Kraft

**BOARD ACTION**

**Motion:**

**Vote:**

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

**Action:           Received briefing.**

Ben Kraft, Research Planner IV, offered a multi-media presentation regarding Montgomery County Quarterly Economic Indicators. Further information can be found in the Staff Report dated July 24, 2025.

Mr. Kraft stated the Montgomery County Economic Development Corporation (MCEDC) and the Montgomery County Planning Department Research and Strategic Projects (RSP) Division have produced a joint quarterly economic indicator report since 2018.

Mr. Kraft and MCEDC Staff members Laurie Boyer Babb, Director of Economic Development, and Westley Sturhan, Research Analyst, discussed the data in the latest economic indicators report including: unemployment claims in 2025 compared to 2024, mass layoffs related to cuts in the Federal government, commercial and residential real estate trends, and venture capital trends in greater detail. Mr. Kraft also discussed a special section in the report regarding the land use and economic development implications of advanced manufacturing in Montgomery County.

The Board asked questions regarding unit makeup included within the multifamily real estate trends, what economic indicators mean for Montgomery County, which counties offer rent stabilization, demand for light industrial manufacturing, impacts of less manufacturing, typical amount of square footage needed for manufacturing sites, and whether the drop in multifamily units is market driven.

Mr. Kraft, Ms. Babb, and Mr. Sturhan offered comments and responses to the Board's questions.



**Item 7. Bergfield Tract Preliminary Plan No. 120240130 and Forest Conservation Plan No. F20241050 (Public Hearing)**

A. Preliminary Plan No. 120240130: Request to create a single lot from an existing 9.93-acre unplatted parcel to accommodate redevelopment of the Property with up to 412,208 square feet of industrial uses. Located at 8800 Brookville Road in Silver Spring; zoned IM-2.5, H-50, 2017 Greater Lyttonsville Sector Plan.

*Staff Recommendation: Approval with conditions*

B. Forest Conservation Plan No. F20241050: Request for approval of a Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Preliminary Plan No. 120240130.

*Staff Recommendation: Approval with conditions*

T. Gatling

**A. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

**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/Pedoeem

**Vote:** 4-0

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

**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.

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding Bergfield Tract. Further information can be found in the Staff Report dated July 21, 2025.

Mr. Gatling stated the Applicant is proposing to subdivide the entire property to create a single recorded lot approximately 412,000 square feet in size supporting the phased development of four new buildings on-site, two of which will be utilized for industrial flex space and the other two will be used for self-storage. The existing telecommunications towers located on-site will remain and be subject to perpetual easements.

Mr. Gatling discussed the access and circulation for the site as well as the Final Forest Conservation Plan noting the Applicant plans to remove the 2.48 acres of onsite forest, which necessitates a reforestation requirement that will be fulfilled through purchase of forest mitigation bank credits or payment of a fee-in-lieu as applicable. Mr. Gatling stated a variance request has also been submitted for the removal of ten trees.

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Lastly, Mr. Gatling noted modifications to Preliminary Plan Condition Number 1 regarding the amount of square footage and updates to the Development Table.

Elizabeth Rogers of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the phased redevelopment of the property for industrial and industrial flex uses. Ms. Rogers also discussed the proposed frontage and transportation improvements.

The Board asked questions regarding the open space waivers and the industrial flex space. Staff offered comments and responses to the Board's questions.

Jad Donohoe of Donohoe Development Company offered comments regarding the variety of uses the property may offer, types of tenants that may occupy the industrial spaces, and industrial flex square footage space would potentially be offered.

**Item 8. 7070 Arlington Road, Preliminary Plan Amendment No. 11998051B and Sketch Plan Amendment No. 32021010A (Public Hearing)**

A. Preliminary Plan Amendment No. 11998051B

*Staff Recommendation: Approval with conditions*

B. Sketch Plan Amendment No. 32021010A

*Staff Recommendation: Approval with conditions*

Request to extend by three years the period of time within which to file a Site Plan Application to implement the approved Sketch Plan under Section 59.7.3.3.G of the Zoning Ordinance; extend by four years the Plan Validity Period pursuant to Subdivision Ordinance Section 50-4.2.H; and request for a Subdivision Waiver pursuant to Section 50-4.9.3.A from the prerequisites of Subdivision Ordinance Section 50-4.3.J.7. in order to amend the Adequate Public Facilities (APF) validity period from five years to ten years.

T. Gatling

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

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

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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**

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

**Action: Approved Staff recommendation for approval of the Sketch Plan Amendment 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.**

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding 7070 Arlington Road. Further information can be found in the Staff Report dated July 21, 2025.

Mr. Gatling stated the Applicant is currently requesting a three-year extension of the Sketch Plan Validity Period to December 16, 2027, a four-year extension of the Preliminary Plan validity period to December 16, 2028, and a change to the APF period from five years to ten years to December 16, 2031. Mr. Gatling noted the proposed amendments will allow submission of the Site Plan on or before December 16, 2027, followed by the recordation of the plat after Site Plan approval and issuance of the building permit.

The Board asked about the Sketch Plan validity requirements, and Staff, including Elza Hisel-McCoy, Chief of West County Planning, offered comments and responses.

**Item 9. Alta Vista Gardens – Lot 9 Block A, Administrative Subdivision No. 620250100 (Public Hearing)**

A. Administrative Subdivision No. 620250100

*Staff Recommendation: Approval with conditions*

B. Adoption of Resolution contingent on approval of Administrative Subdivision Plan.

*Staff Recommendation: Adoption of Resolution*

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.

T. Leftwich

**A. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

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

**B. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

**Action:** Adopted the Resolution for Administrative Subdivision Plan No. 620250100.

Troy Leftwich, Planner III, offered a multi-media presentation regarding Alta Vista Gardens – Lot 9 Block A. Further information can be found in the Staff Report dated July 21, 2025.

Mr. Leftwich stated the Applicant is proposing to subdivide one unrecorded parcel in the R-60 zone into three separate residential lots. As part of the subdivision, the Applicant plans to demolish the existing single-family home and detached garage and construct three new single-family detached homes. Mr. Leftwich also stated the Applicant is proposing to construct a five-foot-wide sidewalk and a six-foot-wide landscaped buffer along the frontages of both Ipswich Road and Broad Street to enhance pedestrian connectivity and streetscape character.

Lastly, Mr. Leftwich noted correspondence received with concerns regarding safety at the school bus stop intersection during construction, proximity to I-495, child safety and increased traffic on Broad Street, and emergency access and fire safety.

Urusa Salman, an adjacent property owner, offered testimony regarding concerns for safety, fire access, increased traffic, and integrity of the neighborhood.

The Board asked whether the lots directly abutted I-495, and Staff offered comments and responses.

**Item 10. Loehmann's Plaza Preliminary Plan Amendment No. 12024010A and Site Plan Amendment No. 82024012A (Public Hearing)**

A. Preliminary Plan Amendment No. 12024010A

*Staff Recommendation: Approval with conditions*

B. Site Plan Amendment No. 82024012A

*Staff Recommendation: Approval with conditions*

C. Adoption of Resolution contingent on approval of Preliminary Plan Amendment.

*Staff Recommendation: Adoption of Resolution*

D. Adoption of Resolution contingent on approval of Site Plan Amendment.

*Staff Recommendation: Adoption of Resolution*

Request to modify Lauderdale Drive to accommodate large trucks (WB-67) for delivery to a potential grocer. The right-of-way will expand from 65 to 68 feet and provide other minor adjustments; located on 5200 Randolph Road, Rockville, MD, 20852; Zoned: CR-1.75, C-0.5, R-1.5, H-75; 11.27 acres; 2018 White Flint 2 Sector Plan.

T. Leftwich

**A. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

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

**B. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

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

**C. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

**Action:** Adopted the Resolution for Preliminary Plan Amendment No. 12024010A.

**D. BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0

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

**Action:** Adopted the Resolution for Site Plan Amendment No. 82024012A.

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Troy Leftwich, Planner III, offered a multi-media presentation regarding Loehmann's Plaza. Further information can be found in the Staff Report dated July 21, 2025.

Mr. Leftwich stated the Applicant is proposing to make modifications to widen Lauderdale Drive from 65-feet to 68-feet, requiring a lot line adjustment, to accommodate grocery delivery trucks up to the size of a WB-67.

The Board asked questions regarding the timing of the grocery store and overall project.

Pat Harris of Lerch, Early, and Brewer offered brief comments regarding the projected timing of the grocery store.

Mike Majestic of Willard Retail offered comments regarding timeline for the construction of residential units.

**Item 11.        Clarksburg Gateway Sector Plan Working Draft**

Presentation of the Working Draft of the Clarksburg Gateway Sector Plan for approval by the Planning Board as the Public Hearing Draft and scheduling of a Public Hearing to accept written and oral testimony.

*Staff Recommendation: Approve the Working Draft of the Clarksburg Gateway Sector Plan as the Public Hearing Draft and set a Public Hearing Date.*

C. Larson

**BOARD ACTION**

**Motion:**        **Hedrick/Pedoeem**

**Vote:**         **4-0**

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

**Action:**        **Approved Staff recommendation to approve the Working Draft of the Clarksburg Gateway Sector Plan as the Public Hearing Draft and set a Public Hearing Date for September 25, 2025.**

Clark Larson, Planner III, offered a multi-media presentation regarding the Working Draft for the Clarksburg Gateway Sector Plan. Further information can be found in the Staff Report dated July 24, 2025.

Mr. Larson presented the Public Hearing Draft and proposed that the Public Hearing be set for September 25, 2025, to be held in two parts including: a daytime hearing to be held as the first item following the Board's lunch break (exact time to be determined) at the Montgomery Planning headquarters in Wheaton and an evening hearing to begin at 6:00 p.m. at the Upcounty Regional Services Center . The daytime hearing in Wheaton would provide the opportunity for in-person and virtual testimony, while the evening hearing at the Upcounty Regional Services Center would allow in-person testimony only. Mr. Larson also discussed the proposed timeline for the Plan as well.

Mr. Larson explained the Plan vision and gave an overview of the Plan concept and Land Use zoning districts. Mr. Larson discussed the Draft Plan's key recommendations in greater detail for housing, transportation, community design and placemaking, environmental protection, park and recreation amenities, bridges and wildlife crossings through Parks, Parks access, Historic Preservation, and community facilities. Mr. Larson also discussed the proposed neighborhoods for the Plan area and numerous Appendices that accompany the draft Plan as well as reports and analysis that will be available on or before August 26, 2025.

The Board asked questions regarding reports accompanying the Plan that are still in progress and potential impacts of analysis, zoning for light industrial within the Plan area, and potential park amenities. Staff offered comments and responses to the Board's questions.

The Board also noted concerns with the proposed traffic network and offered suggestions for Staff regarding potential expansion of CR zones within the Plan area, recommendations for County engagement and assistance with implementation of transportation build out, focusing on proximity of residential communities with I-270, and the importance engagement efforts with developers.

**Item 12. Muncaster Mill Road Property Preliminary Plan No. 120250130 and Forest Conservation Plan No. F20230500 (Public Hearing)**

Request to construct townhouse living for Design for Life use zoned R-200. Located at 7100 and 7106 Muncaster Mill Road, Derwood; 4.46 acres; 2004 Upper Rock Creek Master Plan.

A. Preliminary Plan No. 120250130

*Staff Recommendation: Approval with conditions*

B. Forest Conservation Plan No. F20230500

*Staff Recommendation: Approval with conditions*

C. Adoption of Resolution contingent on approval of Preliminary Plan.

*Staff Recommendation: Adoption of Resolution*

D. Adoption of Resolution contingent on approval of Forest Conservation Plan.

*Staff Recommendation: Adoption of Resolution*

M. Beall

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

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

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

**B. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

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

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

**C. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

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

**Action: Adopted the Resolution for Preliminary Plan No. 120250130.**

**D. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0**

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

**Action: Adopted the Resolution for Forest Conservation Plan No. F20230500.**



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Mark Beall, Planner IV, offered a multi-media presentation regarding Muncaster Mill Road. Further information can be found in the Staff Report dated July 21, 2025.

Mr. Beall stated the Applicant is proposing to construct 43 new townhouse units with seven Moderately Priced Dwelling Units (MPDUs). The existing single-family detached house, and all the outbuildings will be demolished as part of this application. Mr. Beall noted the Applicant is proposing one point of access into the new development from Muncaster Mill Road, across from Lisa Drive, a publicly accessible park onsite, seating areas and open areas for the residences, and associated landscaping and lighting throughout the subdivision.

Josh Penn, Planner IV, discussed the Forest Conservation Plan and stated the property contains 0.29 acres of existing forest that will be cleared resulting in an reforestation requirement of either 0.94 acres within the same watershed or Forest Conservation Priority Area or 1.08 acres outside the watershed or priority area. The Applicant proposes to meet the afforestation requirement both onsite and offsite. Mr. Penn also noted the Applicant submitted a variance request for critical root zone impacts to four trees and removal of five trees to supersede the tree variances previously granted with the Preliminary Forest Conservation Plan. Lastly, Mr. Penn noted a correction to the mitigation requirements reflected in Forest Conservation Plan Condition No. 6.

Mr. Beall discussed the transportation analysis for the Application noting the Local Area Transportation Review (LATR), relocation of an existing bus stop, Master Planned facilities, and pedestrian facilities.

Lastly, Mr. Beall noted correspondence received regarding process and concerns with transportation, environmental, site layout, landscaping and lighting.

Alicia Taylor, an adjacent property owner, offered testimony regarding traffic safety concerns on Muncaster Mill Road, adequacy of the road network surrounding the site, increased traffic the project will bring, and need for an updated LATR study.

Scott Wallace of Miles and Stockbridge offered comments on behalf of the Applicant regarding adequacy of the road network surrounding the site and traffic studies performed. Mr. Wallace offered further comments regarding the traffic safety issues addressed throughout the approval process as well as engagement with the State Highway Administration (SHA) to ensure traffic improvements to Muncaster Mill Road and pedestrian safety.

Wes Guckert of the Traffic Group offered comments regarding the traffic studies performed for the project.

**Item 13.        Damascus Placemaking Festival Report**

Staff will present the findings and final report from the Damascus Placemaking Festival last fall.

*Staff Recommendation: Informational item/briefing*

A. Vogel

**BOARD ACTION**

**Motion:**

**Vote:**

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

**Action:           Received briefing.**

Audrey Vogel, Planner II, offered a multi-media presentation regarding the final report for the Damascus Placemaking Festival. Further information can be found in the Staff Report dated July 14, 2025.

Ms. Vogel gave an overview of the project background and discussed the findings and final report from the Damascus Placemaking Festival that took place October 2024. Ms. Vogel explained the goals for the area, different phases, the community engagement process, key themes and findings, festival highlights, and impact of the event. Ms. Vogel also discussed the After-Action Report that was drafted following the placemaking event in greater detail as well as the recommendations for each of the three phases of the festival. Lastly, Ms. Vogel discussed what long-term success will look like and Donnell Zeigler, Northern Activity Centers Supervisor, offered comments regarding future implementation.

The Board asked questions regarding ownership of the theater and current usage. Staff offered comments and responses to the Board's questions.

**Item 14. CANCELLED - CLOSED SESSION**

According to Maryland General Provisions Article of the Annotated Code of Maryland, §3-305(b)(1) a closed session is proposed to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Item cancelled.**