

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**APPROVED**  
**MINUTES AND SUMMARY**

**SUMMARY**  
**Thursday, October 9, 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, October 9, 2025, beginning at 2:06 p.m. and adjourning at 3:15 p.m.

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

Item 1, Item 3, Item 4, Item 6, and Item 8 were discussed in that order and reported in the attached Minutes.

Items 5 was postponed until further notice and Item 7 was postponed to November 6, 2025.

There being no further business, the meeting adjourned at 3:15 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 16, 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. Resurvey on Locust Level Preliminary Plan Amendment No. 12020004A - MCPB No. 25-107
2. Resurvey on Locust Level Forest Conservation Plan No. F20250370 - MCPB No. 25-108

**BOARD ACTION**

**Motion: Linden/Hedrick**

**Vote: 3-0-2**

**Other: Vice Chair Pedoeem and Commissioner Bartley abstained due to being necessarily absent.**

**Action: Adopted the Resolutions cited above, as submitted.**

3. Viva White Oak, Provisional Adequate Public Facilities for Development District No. APF202602 - MCPB No. 25-106

**BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 5-0**

**Other:**

**Action: Adopted the Resolution cited above, as submitted.**

**B. Approval of Minutes**

1. Minutes for September 22, 2025

**BOARD ACTION**

**Motion: Pedoeem/Linden**

**Vote: 5-0**

**Other:**

**Action: Approved the Minutes for September 22, 2025, as submitted.**

**C. Other Preliminary Matters**

**Selection of Vice Chair for the Montgomery County Planning Board**

**BOARD ACTION**

**Motion: Pedoeem/Bartley**

**Vote: 5-0**

**Other:**

**Action: Approved the appointment of Josh Linden as Vice Chair for a one-year term beginning October 10, 2025.**

**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)**

**College View Campus, Preliminary Plan No. 12020017A – Extension Request No. 3 - Request to extend the regulatory review period until January 12, 2026.**

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 2-1/2 additional years.

*Staff Recommendation: Approval of the Extension Request.*

J. Server

**Temple Row, Administrative Subdivision Plan No. 620250010 and Forest Conservation Plan No. F20250560 Regulatory Review Extension Request No. 3 - Request to extend the regulatory review period until December 18, 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/E. Tettelbaum

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**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 highlighted the recent Parks Ale Trail event at Lake Needwood and noted attendance doubled from last year. Ms. Figueredo gave an overview of recent updates for the Parks Department including Cultural Resource Stewardship Supervisor, Cassandra Michaud's, keynote address at the 34<sup>th</sup> Annual Workshop in Archeology event, the ground penetrating radar survey conducted at Montgomery Chapel Cemetery and repairs to the Cooke Family cemetery, cherry trees that have been planted at Brookside Gardens, Active Aging Week, readings that occurred at park locations during Banned Books Week, and the Urban Tree Summit. Ms. Figueredo also discussed the Glenmont Park Activity Building Mural winner and unveiling date, the upcoming community day at Wheaton Regional Park, the Harvest Festival at the Agricultural History Farm Park, and the recent refreshing of Porky, The Litter Eater, at Cabin John Regional Park.

The Board asked questions regarding the permit process for Park events involving alcohol and location of the Cooke Family cemetery. Ms. Figueredo offered comments and responses to the Board's questions.

**Item 5. POSTPONED - Germantown Sector Plan Amendment – Emerging Ideas**

A briefing to the Planning Board on emerging ideas for the Germantown Sector Plan Amendment in advance of the preparation of preliminary recommendations.

*Staff Recommendation: Provide direction to staff on emerging ideas.*

J. Pratt

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed.**

**Item 6. ZTA 25-12, Overlay Zones – University Boulevard (UB) Overlay Zone (Public Hearing)**

This Zoning Text Amendment (ZTA) would create a new overlay zone along portions of University Boulevard, implementing some of the zoning, land use, and design recommendations in the draft University Boulevard Corridor Plan

*Staff Recommendation: The Planning Board transmit comments to the District Council.*

B. Berbert

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 5-0

**Other:**

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

Benjamin Berbert, Planner III, offered a multi-media presentation regarding ZTA 25-12, Overlay Zones – University Boulevard (UB) Overlay Zone. Further information can be found in the Staff Report dated August 28, 2025.

Mr. Berbert stated ZTA 25-12, University Boulevard (UB) Overlay Zone will help implement the zoning and land use recommendations of the University Boulevard Corridor Plan (UBCP). Mr. Berbert noted the recommendations addressed by the UB Overlay Zone include modified development standards in the CRN zone on sites under 15,000 square feet, allowing CRN properties to be improved with nonresidential uses allowed by the R-60 Zone, and limitations on auto-centric uses. Mr. Berbert discussed Staff's minor revisions in greater detail and noted approval of the overlay zone is necessary to align with the passage of the UBCP. Mr. Berbert also discussed the climate assessment and noted Staff recommends support of ZTA 25-12, with the proposed revisions.

The Board asked questions regarding the County Council's process for changes and modifications to the ZTA, requirements under the More Housing N.O.W. ZTA versus the UB Overlay Zone ZTA, potential zoning changes, clarification between duplex-side and duplex-over building types, screened parking, recommended 10-foot setbacks, and noise requirements.

Staff, including Jessica McVary, Central Corridors Supervisor and Emily Vaia, Principal Counsel, offered comments and responses.

The Board also offered comments regarding the need for implementation of transportation improvements along University Boulevard due to recommending the buildings' close vicinity to the street.

**Item 7. POSTPONED - Silver Spring Streetscape Standards**

Staff will present the final draft of the revised Silver Spring Streetscape Standards.

*Staff recommendation: Planning Board approval.*

A. Margolies

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed to November 6, 2025.**

**Item 8. Creekside at Cabin Branch, Preliminary Plan Amendment No. 12020005B (Public Hearing)**

Application to amend Condition No. 14 to update the MCDOT approval letter, and delete Condition No. 26 related to the release of building permits for a 326-lot subdivision; located at northwest quadrant of the intersection with MD-121 Clarksburg Rd. and West Old Baltimore Rd.; Rural Neighborhood Cluster (RNC), Clarksburg West Environmental Overlay; 400 acres, 2004 Ten Mile Creek Area Limited Amendment, 1994 Clarksburg Master Plan.

*Staff Recommendation: Approval with Conditions*

P. Estes

**BOARD ACTION**

**Motion:** Pedoeem/Linden

**Vote:** 5-0

**Other:**

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

Phillip Estes, Planner III, offered a multi-media presentation regarding Creekside at Cabin Branch. Further information can be found in the Staff Report dated September 26, 2025.

Mr. Estes noted the Applicant has withdrawn their request to amend Condition No. 11 related to Utilization Premium Payments to allow for further discussion.

Mr. Estes stated the Applicant is proposing to amend Condition No. 14 to update the Montgomery County Department of Transportation (MCDOT) letter of approval and delete Condition No. 26 related to the timing for release of building permits for a 326-lot subdivision. Mr. Estes noted no changes are proposed to the approved use, density, or any development standards. Mr. Estes also noted one comment was received in opposition regarding fire safety access and speeding traffic.

Mr. Estes discussed the modifications to Preliminary Plan Condition 14 and the deletion of Condition 26 as well.

Robert Harris of Lerch, Early, and Brewer offered brief comments on behalf of the Applicant noting agreement with Staff's proposed conditions.

The Board asked questions regarding number of units that have been built to date and amount remaining.

Bobby Varner of Pulte Group offered comments and responses regarding what has been constructed, sold, and approximate number of units remaining to be sold or built.