

Public Hearing Draft transmittal letter to the Montgomery County Council President



2425 Reedie Drive
Floor 14
Wheaton, MD 20902



MontgomeryPlanningBoard.org

August 5, 2025

The Honorable Kate Stewart, President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

SUBJECT: Clarksburg Gateway Sector Plan Public Hearing Draft

Dear Council President Stewart:

On behalf of the Montgomery County Planning Department, I am pleased to notify you that the Public Hearing Draft of the Clarksburg Gateway Sector Plan is now available for review. If adopted, the Sector Plan will amend a portion of the Approved and Adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* and a portion of the 2014 *Ten Mile Creek Area Limited Amendment*. It will also amend the county's General Plan, *Thrive Montgomery 2050*, as amended; the 2025 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2022 *Corridor Forward: The I-270 Transit Plan*; and the 2023 *Pedestrian Master Plan*.

The Public Hearing Draft can be viewed online at <https://montgomeryplanning.org/cgsp/>. A printed copy is also available for review at the Germantown Library and at the Public Information Counter at M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, MD 20902).

The Clarksburg Gateway Sector Plan Area covers approximately 969 acres in northern Montgomery County, near the crossroads of Interstate 270 (I-270) and Clarksburg Road. The Sector Plan establishes a new vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the environment.

The Planning Board's public hearing will be held in two parts on **September 25, 2025**: (1) in the early afternoon during the Planning Board's regular meeting in the Planning Board Auditorium on the second floor of M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, MD 20902) to allow for both in-person and online testimony; and (2) at 6 p.m. at the Upcounty Regional Services Center



The Honorable Kate Stewart
August 5, 2025
Page 2

building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875). The second hearing will be in-person only.

I look forward to working with you and your staff as the Sector Plan update moves forward.

Sincerely,

A handwritten signature in blue ink that reads "Artie L. Harris".

Artie L. Harris
Chair

Attachment: Public Hearing Draft

Public Hearing Draft transmittal letter to the Montgomery County Executive



2425 Reedie Drive
Floor 14
Wheaton, MD 20902



MontgomeryPlanningBoard.org

August 5, 2025

The Honorable Marc Elrich
Montgomery County Executive
Executive Office Building, 2nd Floor
101 Monroe Street
Rockville, Maryland 20850

SUBJECT: Clarksburg Gateway Sector Plan Public Hearing Draft

Dear County Executive Elrich:

On behalf of the Montgomery County Planning Department, I am pleased to notify you that the Public Hearing Draft of the Clarksburg Gateway Sector Plan is now available for review. If adopted, the Sector Plan will amend a portion of the Approved and Adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* and a portion of the 2014 *Ten Mile Creek Area Limited Amendment*. It will also amend the county's General Plan, *Thrive Montgomery 2050*, as amended; the 2025 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2022 *Corridor Forward: The I-270 Transit Plan*; and the 2023 *Pedestrian Master Plan*.

The Public Hearing Draft can be viewed online at <https://montgomeryplanning.org/cgsp/>. A printed copy is also available for review at the Germantown Library and at the Public Information Counter at M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, MD 20902).

The Clarksburg Gateway Sector Plan Area covers approximately 969 acres in northern Montgomery County, near the crossroads of Interstate 270 (I-270) and Clarksburg Road. The Sector Plan establishes a new vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the environment.

The Planning Board's public hearing will be held in two parts on **September 25, 2025**: (1) in the early afternoon during the Planning Board's regular meeting in the Planning Board Auditorium on the second floor of M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, MD 20902) to allow for both in-person and online testimony; and (2) at 6 p.m. at the Upcounty Regional Services Center

The Honorable Marc Elrich
August 5, 2025
Page 2

building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875). The second hearing will be in-person only.

I look forward to working with you and your staff as the Sector Plan update moves forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Artie L. Harris".

Artie L. Harris
Chair

Attachment: Public Hearing Draft

Affidavit of Washington Times legal notice publication

Affidavit of Publication

AD # 00095472

STATE OF Maryland
COUNTY OF Montgomery

To Wit:

I hereby certify that on the 25th day of August 2025, before me, the subscriber, Shirley L. Jones, a notary public, that the matters of facts set forth are true. Brian Smith, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

Circulated daily, in the State of Maryland, County of Montgomery, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 1 time(s) on the following dates:

August 25, 2025

Total Cost: \$335.80

Brian Smith

As witness, my hand and notarial seal.

Notary Public

My Commission Expires

March 14, 2029

Date

August 25, 2025

Venue

Shirley L. Jones
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NOTICE OF PUBLIC HEARING, INCLUDING VIRTUAL MEETING FEATURES
PUBLIC HEARING DRAFT OF THE CLARKSBURG GATEWAY SECTOR PLAN UPDATE

Pursuant to the Land Use Article of the Annotated Code of Maryland and Chapters 24A and 33A of the Montgomery County Code, the Montgomery County Planning Board of THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION hereby gives notice that it will hold a public hearing on the Public Hearing Draft of the Clarksburg Gateway Sector Plan Update. This plan contains the text and supporting maps for a comprehensive amendment to a portion of the approved and adopted 1994 Clarksburg Master Plan & Hyattstown Special Study Area and a portion of the 2014 Ten Mile Creek Area Limited Amendment. The Sector Plan would also amend the county's General Plan, Thrive Montgomery 2050, as amended; the 2025 Master Plan of Highways and Transitways, as amended; the 2018 Bicycle Master Plan, as amended; the 2022 Corridor Forward: The I-270 Transit Plan; and the 2023 Pedestrian Master Plan.

The Planning Board's public hearing will be held in two parts on September 25, 2025:

(1) As the first item following the Planning Board's lunch break during their regular meeting in the Auditorium of the MNCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, Maryland 20902) to allow for both in-person and virtual testimony.

(2) In the evening, beginning at 6 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875) to allow for in-person testimony only.

Public testimony may be submitted at either public hearing in the format accommodated by the location. To sign-up to testify at the public hearing, visit <https://montgomeryplanningboard.org>, then click "Sign Up to Testify" below the search bar.

The Clarksburg Gateway Sector Plan Area covers approximately 969 acres in northern Montgomery County, near the crossroads of Interstate 270 (I-270) and Clarksburg Road. The Sector Plan establishes a new vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the environment.

The Public Hearing Draft Plan is available online at: <https://montgomeryplanning.org/cgsp/>

The purpose of the public hearing is to provide an opportunity for all interested persons to express their views. Persons wishing to testify at the virtual public hearing are requested to sign up online beginning 10 days prior to the hearing date at <https://montgomeryplanningboard.org/meetings/signup-to-testify/>. For questions regarding the hearing, please send an e-mail to mcp-chair@mncppc-mc.org or call 301-495-4605.

Accessibility

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of all individuals in the community. In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Maryland-National Capital Park and Planning Commission (MNCPPC) will not discriminate against individuals with disabilities in its services, programs or activities. MNCPPC works to make its facilities and materials accessible and to hold public meetings in locations that are, likewise, accessible. MNCPPC will generally provide, upon request, appropriate aids and services and make reasonable modifications to policies and programs for persons with disabilities (e.g., large print materials, listening devices, sign language interpretation, etc.). For assistance with such requests, please contact the MNCPPC Montgomery County Commissioners' Office, at least a week in advance of a meeting or event, at (301) 495-4605 or at mcp-chair@mncppc-mc.org. Maryland residents can also use the free Maryland Relay Service for assistance with calls to or from hearing or speech-impaired persons; for information, go to www.mdrelay.org/ or call (866) 269-9006.

Written testimony may be submitted to: Chair, Montgomery County Planning Board, 2425 Reedie Drive, Wheaton, Maryland 20902, forwarded via email to mcp-chair@mncppc-mc.org, or faxed to 301-495-1320.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 Jason K. Sartori, Planning Director
 Montgomery County Planning Department

Affidavit of Washington Times supplemental legal notice publication**Affidavit of Publication**

AD # 00095993

STATE OF Maryland
COUNTY OF Montgomery

To Wit:

I hereby certify that on the 29th day of August 2025, before me, the subscriber, Shirley Jones, a notary public, that the matters of facts set forth are true. Brian Smith, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

Circulated daily, in the State of Maryland, County of Montgomery, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 1 time(s) on the following dates:

August 29, 2025

RECEIVED

SEP 04 2025

HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Total Cost: \$335.80

Brian Smith

As witness, my hand and notarial seal.

Notary Public

Shirley Jones

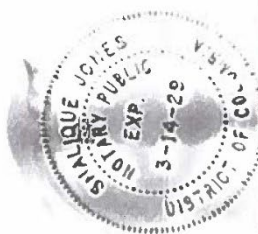
My Commission Expires

March 14, 2029

Date

August 29, 2025

Venue

Hyattsville, Columbia

THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION
SUPPLEMENTAL NOTICE OF PUBLIC HEARING,
INCLUDING VIRTUAL MEETING FEATURES

PUBLIC HEARING DRAFT OF THE CLARKSBURG
GATEWAY SECTOR PLAN
UPDATE

Pursuant to the Land Use Article of the Annotated Code of Maryland and Chapters 24A and 33A of the Montgomery County Code, the Montgomery County Planning Board of THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION hereby gives notice that it will hold a public hearing on the Public Hearing Draft of the Clarksburg Gateway Sector Plan Update. This plan contains the text and supporting maps for a comprehensive amendment to a portion of the approved and adopted 1994 Clarksburg Master Plan & Hyattstowne Special Study Area and a portion of the 2014 Ten Mile Creek Area Limited Amendment. The Sector Plan would also amend the county's General Plan, Thrive Montgomery 2050, as amended; the 1979 Master Plan for Historic Preservation, as amended; the 2025 Master Plan of Highways and Transitways, as amended; the 2018 Bicycle Master Plan, as amended; the 2022 Corridor Forward; The I-270 Transit Plan; and the 2023 Pedestrian Master Plan.

The Planning Board's public hearing will be held in two parts on September 25, 2025:

(1) As the first item following the Planning Board's lunch break during their regular meeting in the Auditorium of the M-NCPPC Wheaton Headquarters (2425 Reedle Drive, Wheaton, Maryland 20902) to allow for both in-person and virtual testimony.

(2) In the evening, beginning at 6 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875) to allow for in-person testimony only.

To sign-up to testify at the Public testimony may be submitted at either public hearing in the format accommodated by the location public hearing, visit <https://montgomeryplanningboard.org>, then click "Sign Up to Testify" below the search bar.

The Clarksburg Gateway Sector Plan Area covers approximately 969 acres in northern Montgomery County, near the crossroads of Interstate 270 (I-270) and Clarksburg Road. The Sector Plan establishes a new vision for a more complete, connected, and sustainable Clarksburg community with recommendations to shape future development and transportation networks, provide additional recreational opportunities for area residents, advance the county's housing and economic goals, and preserve and protect the environment.

The Public Hearing Draft Plan is available online at: <https://montgomeryplanning.org/cgsp/>.

The purpose of the public hearing is to provide an opportunity for all interested persons to express their views. Persons wishing to testify at the virtual public hearing are requested to sign up online beginning 10 days prior to the hearing date at <https://montgomeryplanningboard.org/meetings/sign-up-to-testify/>. For questions regarding the hearing, please send an e-mail to mcp-chair@mncppc-mc.org or call 301-495-4605.

Accessibility

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of all individuals in the community. In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Maryland-National Capital Park and Planning Commission (MNCPPC) will not discriminate against individuals with disabilities in its services, programs or activities. MNCPPC works to make its facilities and materials accessible and to hold public meetings in locations that are, likewise, accessible. MNCPPC will generally provide, upon request, appropriate aids and services and make reasonable modifications to policies and programs for persons with disabilities (e.g., large print materials, listening devices, sign language interpretation, etc.). For assistance with such requests, please contact the M-NCPPC Montgomery County Commissioners' Office, at least a week in advance of a meeting or event, at (301) 495-4605 or at mcp-chair@mncppc-mc.org. Maryland residents can also use the free Maryland Relay Service for assistance with calls to or from hearing or speech-impaired persons; for information, go to www.mdrelay.org or call (866) 269-9006.

Written testimony may be submitted to: Chair, Montgomery County Planning Board, 2425 Reedle Drive, Wheaton, Maryland 20902, forwarded via email to mcp-chair@mncppc-mc.org, or faxed to 301-495-1320.

THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION
Jason K. Sartori, Planning Director
Montgomery County Planning Department

Community Association / Plan Area Property Owner Notification Postcard Blank

Notice of Public Hearing

The Montgomery County Planning Board, part of the Maryland-National Capital Park and Planning Commission (M-NCPPC), will hold two public hearings on the Public Hearing Draft of the Clarksburg Gateway Sector Plan Update on **September 25, 2025**.

- (1) **Immediately following the Planning Board's lunch break in the afternoon during its regular meeting at the M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, Maryland 20902). In person and virtual testimony available.**
- (2) **In the evening at 6 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875). In person testimony available only.**

To sign up to testify for a public hearing that is most convenient for you, visit <https://montgomeryplanningboard.org>, then click "Sign Up to Testify" below the search bar.

Written testimony to the Planning Board may be sent by email to mcp-chair@mnccpc-mc.org or by mail to Chair Harris, Montgomery Planning Board, 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902.

The Public Hearing Draft Plan is available for review online at: montgomeryplanning.org/cgsp/

Notice of Public Hearing

The Montgomery County Planning Board, part of the Maryland-National Capital Park and Planning Commission (M-NCPPC), will hold two public hearings on the Public Hearing Draft of the Clarksburg Gateway Sector Plan Update on **September 25, 2025**.

- (1) **Immediately following the Planning Board's lunch break in the afternoon during its regular meeting at the M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, Maryland 20902). In person and virtual testimony available.**
- (2) **In the evening at 6 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875). In person testimony available only.**

To sign up to testify for a public hearing that is most convenient for you, visit <https://montgomeryplanningboard.org>, then click "Sign Up to Testify" below the search bar.

Written testimony to the Planning Board may be sent by email to mcp-chair@mnccpc-mc.org or by mail to Chair Harris, Montgomery Planning Board, 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902.

The Public Hearing Draft Plan is available for review online at: montgomeryplanning.org/cgsp/

Notice of Public Hearing

The Montgomery County Planning Board, part of the Maryland-National Capital Park and Planning Commission (M-NCPPC), will hold two public hearings on the Public Hearing Draft of the Clarksburg Gateway Sector Plan Update on **September 25, 2025**.

- (1) **Immediately following the Planning Board's lunch break in the afternoon during its regular meeting at the M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, Maryland 20902). In person and virtual testimony available.**
- (2) **In the evening at 6 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875). In person testimony available only.**

To sign up to testify for a public hearing that is most convenient for you, visit <https://montgomeryplanningboard.org>, then click "Sign Up to Testify" below the search bar.

Written testimony to the Planning Board may be sent by email to mcp-chair@mnccpc-mc.org or by mail to Chair Harris, Montgomery Planning Board, 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902.

The Public Hearing Draft Plan is available for review online at: montgomeryplanning.org/cgsp/

Notice of Public Hearing

The Montgomery County Planning Board, part of the Maryland-National Capital Park and Planning Commission (M-NCPPC), will hold two public hearings on the Public Hearing Draft of the Clarksburg Gateway Sector Plan Update on **September 25, 2025**.

- (1) **Immediately following the Planning Board's lunch break in the afternoon during its regular meeting at the M-NCPPC Wheaton Headquarters (2425 Reedie Drive, Wheaton, Maryland 20902). In person and virtual testimony available.**
- (2) **In the evening at 6 p.m. at the Upcounty Regional Services Center building (Conference Room A, 12900 Middlebrook Lane, Germantown, MD, 20875). In person testimony available only.**

To sign up to testify for a public hearing that is most convenient for you, visit <https://montgomeryplanningboard.org>, then click "Sign Up to Testify" below the search bar.

Written testimony to the Planning Board may be sent by email to mcp-chair@mnccpc-mc.org or by mail to Chair Harris, Montgomery Planning Board, 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902.

The Public Hearing Draft Plan is available for review online at: montgomeryplanning.org/cgsp/



Montgomery Planning
2425 Reedie Drive
Wheaton, Maryland 20902



Montgomery Planning
2425 Reedie Drive
Wheaton, Maryland 20902



Montgomery Planning
2425 Reedie Drive
Wheaton, Maryland 20902



Montgomery Planning
2425 Reedie Drive
Wheaton, Maryland 20902



Plans to be amended by the proposed plan update

1994 Clarksburg Master Plan & Hyattstown Special Study Area

<https://montgomeryplanning.org/wp-content/uploads/2016/10/ClarksburgMasterPlanHyattstownSpecialStudyArea1994ocr300.pdf>

2014 Ten Mile Creek Area Limited Amendment

https://www.montgomeryplanning.org/community/plan_areas/I270_corridor/clarksburg/documents/ten_mile_creek_approved.pdf

Master Plan of Highways and Transitways, as amended

<https://montgomeryplanning.org/planning/transportation/highway-planning/master-plan-of-highways-and-transitways/>

2018 Bicycle Master Plan

<https://montgomeryplanning.org/wp-content/uploads/2019/09/Bicycle-Master-Plan-Web-Version.pdf>

2023 Pedestrian Master Plan

<https://montgomeryplanning.org/wp-content/uploads/2024/09/Pedestrian-Master-Plan-WEB-MASTER-9-11-24.pdf>

2022 Corridor Forward: The I-270 Transit Plan

https://montgomeryplanning.org/wp-content/uploads/2022/09/Corridor-Forward-final_web.pdf

1979 Master Plan for Historic Preservation

<https://montgomeryplanning.org/wp-content/uploads/2021/06/Master-Plan-for-Historic-Preservation.pdf>

2022 Thrive Montgomery 2050

<https://montgomeryplanning.org/wp-content/uploads/2023/06/THRIVE-Approved-Adopted-Final.pdf>