

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION APPROVED MINUTES AND SUMMARY

SUMMARY

Thursday, October 16, 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 16, 2025, beginning at 9:05 a.m. and adjourning at 3:54 p.m.

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

Items 1 through 4, Item 6, and Item 5 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch and convened in Closed Session at 11:07 a.m. to discuss Item 10 on the motion of Commissioner Pedoeem, seconded by Vice Chair Linden, with Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem voting in favor of the motion. The meeting was closed under the authority of Annotated Code of Maryland, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Also present for the meeting were Montgomery Parks Director, Miti Figueredo; Real Estate Management Supervisor, Brenda Sandberg; Real Estate Manager, Anne Fothergill; Chief of Park Planning and Stewardship, Christie Ciabotti; Principal Natural Resources Specialist, Ryan Colliton; Senior Counsel, Megan Chung (virtual); Senior Counsel, Matthew Mills; and Technical Writer, Rachel Roehrich of the Office of General Counsel.

In Closed Session, the Board discussed Hoyles Mill Conservation Park. The Closed Session began at 11:22 a.m. and ended at 11:47 a.m.

The Planning Board reconvened in the auditorium and via video conference to return to open session at 1:06 p.m. to discuss Items 7, 8, and 12, as reported in the attached Minutes. Items 11 and 9 were postponed.

There being no further business, the meeting adjourned at 3:54 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 21, 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. Creekside at Cabin Branch, Preliminary Plan Amendment No. 12020005B-MCPB No. 25-109

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 25, 2025

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: Approved the Minutes for September 25, 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 Nos. 220240700 thru 220240750, Ashford Woods

R-90 zone; 146 lots, 24 parcels; located at the intersection of Ashford Woods Drive and Red Sage Lane; Clarksburg Ten Mile Creek Amendment Area.

Staff Recommendation: Approval

Subdivision Plat No. 220250790, Darnestown Meadows

RC zone, 2 lots; located on the north side of Darnestown Road (MD 28), 900 feet east of Germantown Road (MD 118); Potomac Subregion Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250820, Ancient Oak

R-200 zone, 2 lots; located on the south side of Darnestown Road (MD 28), 900 feet east of Wye Oak Drive; Potomac Subregion Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Pedoeem/Linden

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)

Woodside Park – 9006 Colesville Road Administrative Subdivision Plan No. 620230090, Regulatory Review Extension Request No. 4 - Request to extend the regulatory review period until June 18, 2026.

Application proposes to create two lots for one existing single-family detached dwelling and one new single-family detached dwelling; R-60 Zone; 0.788 acres; located on the west side of Colesville Road, 170 feet north of its intersection with Woodside Parkway, at 9006 Colesville Road, Silver Spring; 2000 North and West Silver Spring Master Plan.

Staff Recommendation: Approval of the Extension Request.

A. Bossi

Wheaton Gateway Preliminary Plan No.120240120, Site Plan No. 820240150, and Forest Conservation Plan No. F20240810, Regulatory Review Extension Request No. 2 - Request to extend the regulatory review period until to December 31, 2025.

Application to create a mixed-use and affordable housing development containing up to 800 multifamily dwelling units over two phases, underground parking, up to 55,000 square feet of non-residential use, and up to 897,222 square feet of residential use for a total of 952,222 square feet; located in downtown Wheaton at the Southwest corner of Veirs Mill Road and University Boulevard; Zoned: CR 5.0, C-4.5, R-4.5, H-130; CR 3.0, C-2.5, R-2.5, H-100; CRN 1.5, C-.25, R-1.5, H-45; R-60; 5.16 acres; 2012 Wheaton CBD and Vicinity Sector Plan.

Staff Recommendation: Approval of the Extension Request.

T. Leftwich

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

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 discussed the recent communication and marketing awards that the Planning Department won at the 2025 MARCOM Awards and The Third Place blog post "How corridor planning can provide the housing we need - and the walkable, transit-friendly communities people want" that was also featured as a guest column in Greater Greater Washington. Lastly, Mr. Sartori welcomed new Planning Staff Molly Freimuth and Isabella Sponaugle.

Item 6. Replacement of Zion Road Bridge No. M-0121 over the Hawlings River – Mandatory Referral No. MR2025026 and Forest Conservation Plan No. F20240870 (Public Hearing)

- A. Mandatory Referral No. MR2025026
- B. Forest Conservation Plan No. F20240870

Mandatory referral review of a bridge design for Zion Road over the Hawlings River. Zion Road is a rustic road and is located in the Rachel Carson Conservation Park.

Staff Recommendation: Staff recommends approval of comments to transmit to the Montgomery County Department of Transportation

S. Aldrich

A. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for approval of the Mandatory Referral and the transmittal of the comments, with additional comments regarding potential traffic calming features and exploration of the possibility of timber/rustic guardrails, to the Montgomery County Department of Transportation.

B. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained.

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.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the replacement of Zion Road Bridge No. M-0121 over the Hawlings River. Further information can be found in the Staff Report posted to the October 16, 2025 Agenda.

Ms. Aldrich stated the Montgomery County Department of Transportation (MCDOT), in cooperation with the Maryland Department of Transportation State Highway Administration (MDOT SHA), is proposing to use federal funding to remove and replace Bridge No. M-0121, located on Zion Road over the Hawlings River within Rachel Carson Conservation Park. Ms. Aldrich discussed the existing bridge structure, roadway plan, bridge cross section, street approach cross section, and Master Plan conformity.

Josh Penn, Planner IV, discussed the Forest Conservation Plan noting a total afforestation/reforestation requirement of 0.76 acres within the same watershed or Priority Area or 0.97 acres outside of the same watershed or Priority Area. Mr. Penn also noted the variance request for the removal of one tree and impact to five trees.

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Magdelyn McLane, Montgomery Parks Natural Resources Specialist, discussed the park impacts including roughly 450-feet of stream stabilization, the removal of up to 53 trees, minimal permanent impacts to parkland for the bridge structure and culvert endwall, and Program Open Space (POS) right-of-way conversion. Ms. McLane also discussed Montgomery Parks' conditions required with the future Park Construction Permit in greater detail.

Lastly, Mr. Penn and Ms. Aldrich discussed the Forest Conservation Plan Amendment conditions and Mandatory Referral comments.

Chris Tyler, an adjacent property owner, offered testimony regarding opposition to the widening of the bridge, potential erosion impacts due to the bridge widening, and potential increased traffic.

Michael Tyler, an adjacent property owner, offered testimony regarding opposition to the widening of the bridge and potential increased traffic once the bridge is replaced.

The Board asked questions regarding the location of the existing culvert, party responsible for replacement of the existing culvert, potential location for new parkland replacement for POS conversion, reasoning for increasing number of travel lanes for the bridge, width of the bridge approach, traffic counts for Zion Road, whether the bridge widening would impact the rustic road characteristic of Zion Road, potential impacts to the health of the stream, and possibility for further exploration of different types of guardrails.

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

Brian Copley of MCDOT offered comments regarding the length and width of the bridge, and reasoning for increasing the bridge travel lanes.

Hai-Yan Zhang of MCDOT offered comments and responses regarding engagement with the Rustic Roads Committee and the Agricultural Farm Committee pertaining to the widening of the bridge and requirement for a two-lane bridge due to the project being federally funded.

Jamey Pratt, Planner III, offered comments regarding concerns for the project's proposed guardrails raised by the Rustic Roads Committee and presented photos of potential guardrails proposed by the Rustic Roads Committee in order to preserve the rustic road character of Zion Road.

The Board held further discussion and agreed by consensus to transmit additional comments regarding potential traffic calming measures and exploring the possibility of timber/rustic guardrails to preserve the rustic road character of Zion Road as long as they are crash tested and approved by MCDOT.

Item 5. Public Hearing Draft of the Clarksburg Gateway Sector Plan – Work Session Number 1

A work session to list properties to the Locational Atlas and Index of Historic Sites and the Master Plan for Historic Preservation, and to review additional issues related to historic preservation.

Staff Recommendation: Discuss and provide direction to Staff.

C. Larson

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing followed by discussion and direction from the Planning Board.

Clark Larson, Planner III, offered a multi-media presentation regarding the Clarksburg Gateway Sector Plan – Work Session Number 1 related to historic preservation. Further information can be found in the Staff Report dated October 9, 2025.

Mr. Larson discussed the proposed work session schedule and stated the first work session will include a discussion on the Draft Plan's recommendations for historic preservation

John Liebertz, Cultural Resource Planner III, discussed the Historic Preservation Committee (HPC) and Planning Board's roles in the evaluation process, Rocky Hill Community resources, COMSAT Laboratories, and other historic resources within the Plan Area.

Rocky Hill Community resources

Mr. Liebertz stated the Clarksburg Gateway Sector Plan recommends designating the Community of Faith United Methodist Church and Cemetery site as a Master Plan Historic Site and Clarksburg Heights as a Master Plan Historic District. Mr. Liebertz discussed the history of both recommended areas in greater detail and stated Staff finds that both resources meet three designation criteria listed in §24A of the Montgomery County Code.

Mr. Liebertz noted correspondence was received supporting the designation of the two resources.

The Board asked questions regarding the environmental setting for Clarksburg Heights and why it included a non-contributing structure. Staff offered comments and responses to the Board's questions.

The Board agreed by consensus to include the Community of Faith United Methodist Church and Cemetery site and the Clarksburg Heights district with their associated environmental settings as recommended by the HPC in the Locational Atlas and Index of Historic Sites with transmittal to the County Council recommending designation in the Master Plan for Historic Preservation.

COMSAT Laboratories

Mr. Liebertz stated the Clarksburg Gateway Sector Plan recommends against designation of COMSAT Laboratories in the Master Plan for Historic Preservation. Mr. Liebertz discussed the history of the building and property, evaluation of the designation criteria, HPC's recommendation versus Montgomery Planning's recommendation, the adaptive reuse analysis performed, and mitigation for the demolition the building in greater detail. Mr. Liebertz noted Staff recommends finding that COMSAT Laboratories meets six designation criteria as listed in §24A-3 of the County Code, recommends against listing COMSAT Laboratories in the *Master Plan for Historic Preservation*, and supports the proposed mitigation measures for the partial or full demolition of COMSAT Laboratories.

The Board asked questions regarding the potential Historic Preservation Grant Program, and Staff, including Rebecca Ballo, Chief of Historic Preservation, offered comments and responses to the Board's questions.

The Board agreed by consensus with Staff's recommendations.

Other Historic Preservation Recommendations

Lastly, Mr. Liebertz discussed other historic preservation recommendations including resources listed in the Master Plan for Historic Preservation (Pages 80-81), resources listed in the Locational Atlas and Index of Historic Sites (Page 81), resources listed in the Burial Sites Inventory (Page 82), and cultural heritage (Page 85).

The Board agreed by consensus to Staff's recommendations for other historic preservation resources.

Item 10. CLOSED SESSION

Description According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

Topic to be discussed: Land Acquisition, Hoyles Mill Conservation Park

B. Sandberg/A. Fothergill

BOARD ACTION

Motion:

Vote:

Other:

Action: Discussed in Closed Session. See Code citation and open session report in narrative minutes.

Item 11. POSTPONED - Hoyles Mill Conservation Park (Public Testimony Accepted)

Authorization to acquire 13.42 acres of land, more or less, unimproved, from Yubin Du and Xuan Liu, located at Hoyles Mill Road, Boyds, MD

Staff Recommendation: Approval and Adoption of the Resolution

B. Sandberg/A. Fothergill

BOARD ACTION

Motion:

Vote:

Other:

Action: Item postponed to October 23, 2025.

Item 7. Housing and Housing Indicator Tool (HIT)

Staff from Housing will provide a presentation and demonstration of the Housing Indicator Tool, which is a dashboard for measuring progress towards meeting regional housing needs.

Staff Recommendation: Receive briefing

L. Govoni/I. Branda

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Lisa Govoni, Housing, Infrastructure and Zoning Supervisor and Ilana Branda, Chief of Staff, Montgomery County Planning Board, offered a multi-media presentation regarding the Housing and Housing Indicator Tool (HIT). Further information can be found in the Staff Report dated October 13, 2025.

Courtney Battle of Housing& gave an overview of Housing& and key aspects of their work. Ms. Battle discussed the HIT and noted it began as part of an initiative that local housing and planning directors worked together with the Metropolitan Washington Council of Governments (MWCOG) to determine that the region needed an additional 75,000 units beyond what was forecasted by 2030 to address the region's housing shortage. Ms. Battle stated Housing& and the Urban Institute recently introduced the fifth iteration of the HIT, which provides a comprehensive assessment of the housing landscape in the Greater DC, Baltimore, and Richmond areas, and provides a benchmark for local jurisdictions to understand their progress in meeting housing goals. Ms. Battle also discussed components of the HIT and evolution of the HIT.

Steven Palmer of Housing& discussed the components of the new HIT 5.0 and Montgomery County's analysis. Mr. Palmer also discussed Montgomery County's housing analysis, new housing development within the greater DC region, the percent change in the number of housing units permitted for new construction from 2022 to 2024, the number of new committed affordable housing units built by affordability level in 2024, trends for new committed affordable units from 2019-2024, units in the pipeline, preservation, zoning, policies for production and preservation, and the housing "ecosystem."

The Board asked questions regarding the gap between average number of people added to Montgomery County and housing units available per year since 2010, whether Gaithersburg and Rockville were included in the housing unit totals, whether the data used in the reports and data presented are the same, how affordable units are divided between for-sale units and rental units, if regional AMI was used, and how the HTI data and development pipeline data will connect.

Ms. Govoni and Mr. Palmer offered comments and responses to the Board's questions.

Item 8. Development Pipeline Analysis Project Final Briefing

The Pipeline Analysis is a qualitative and quantitative analysis to better understand the Pipeline and related obstacles to housing production. The project aims to gain a deeper understanding of what hinders specific approved projects from becoming a reality and to inform policymaking to address the most pressing issues.

Staff Recommendation: Brief the Planning Board on the results of the development pipeline analysis project.

L. Govoni/C. Prendergast/A. Pemberton

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefing.

Lisa Govoni, Housing, Infrastructure and Zoning Supervisor; Caila Prendergast, Planner III; Alex Pemberton, Planner III, offered a multi-media presentation regarding the final results of the Residential Development Pipeline Analysis Project. Further information can be found in the Staff Report dated October 14, 2025.

Ms. Govoni stated Montgomery Planning conducted the Development Pipeline Analysis to better understand why many approved housing projects remain unbuilt and how the County can improve both housing delivery and the way the Pipeline is presented to the public. Ms. Govoni gave an overview of the Development Pipeline, current number of units, and the current pipeline tracking process. Mr. Pemberton discussed the questionnaire responses including the status of pipeline projects, impediments, additional interviews that were conducted, and insights from the qualitative research performed. Ms. Prendergast discussed the application types, process from planning/entitlement to permitting, number of units in the pipeline, reasoning for reframing the pipeline to a potential development tracker, and development tracker trends. Lastly, Ms. Govoni discussed the policy recommendations in greater detail and next steps.

The Board asked questions regarding differences in financing, use and occupancy permits, how the information at the project level will be portrayed in the development tracker, data accuracy, and the potential future specialist role.

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

The Board also offered comments regarding potential future cross-linking of data with the Department of Permitting Services (DPS), possibility of tracking units by area, and confirming the impacts of rent stabilization and revising if necessary.

Ehsan Motazedi, DPS Deputy Director, also offered comments and responses to the Board regarding the potential for future cross-linking of data between Montgomery Planning and DPS.

Item 9. POSTPONED - National Park Seminary, Preliminary Plan Amendment No. 12005054A, Site Plan No. 820200050, and Forest Conservation Plan No. 82005024H (Public Hearing)

Request for a subdivision to create ten lots for the construction of one single-family dwelling unit, eight townhouse units, fourteen condominium/apartment units, and associated parking/circulation; located 740-feet North of the intersection of Smith Drive and Linden Lane; PD-15 zone; 4.23 acres; 2000 North and West Silver Spring Master Plan.

Staff Recommendation: Denial of the Preliminary Plan Amendment, Site Plan, and Forest Conservation Plan

M. Fuster/T. Gatling

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item postponed.**

Item 11. FY27-32 Capital Improvements Program (CIP)

Presentation of final CIP for PB adoption.

Staff Recommendation: PB adoption of the FY27-32 Capital Improvements Program (CIP)

R. Peele

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: **Approved Staff recommendation for approval of the proposed FY27-32 Capital Improvements Program (CIP) and transmittal of comments to the County Executive and County Council.**

Ron Peele, CIP Manager, offered a multi-media presentation regarding the proposed appropriations for Montgomery Parks FY27-32 Capital Improvement Program. Further information can be found in the Staff Report dated October 9, 2025.

Mr. Peele noted the County Council approved the recommended SAG increase to \$9 million per year. Mr. Peele discussed the Parks Department's strategy which keeps Level of Effort (LOE) projects at a consistent level throughout the six year CIP, increasing funding for certain PDFs to address emerging needs such as the Solar Initiative, the Action Sports Park at Wheaton Regional Park, Natural Surface Trails, Stream Protection, and ongoing infrastructure demands. Mr. Peele stated the Office of Management and Budget (OMB) is also preparing a new PDF called "Parkway Improvements" that will transfer General Obligation (GO) Bond funding from MCDOT's CIP to the Parks CIP to fund roadway rehabilitation work.

The Board asked questions regarding the increase to GO Bonds, how much Program Open Space funds were reduced, contributions from non-government entities, and impacts of decreased funds.

Staff, including Miti Figueredo, Parks Director and Andrew Frank, Chief of the Park Development Division, offered comments and responses to the Board's questions.