

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, October 23, 2025
2425 Reddie 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 23, 2025, beginning at 9:03 a.m. and adjourning at 4:47 p.m.

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

Commissioner Bartley was necessarily absent for Items 1B, 2, and 3 and joined the meeting virtually at 9:06 a.m. during Item 8.

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

The Planning Board recessed for lunch at 12:43 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:21 p.m. to discuss Item 5, Item 7, and Item 6, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 4:47 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 30, 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 October 2, 2025

BOARD ACTION

Motion: Linden/Hedrick

Vote: 3-0-1

Other: Commissioner Bartley was necessarily absent. Commissioner Pedoeem abstained due to being absent for the October 2, 2025 meeting.

Action: Approved the Minutes for October 2, 2025, as submitted.

2. Minutes for October 9, 2025

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved the Minutes for October 9, 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. 220250730, Chevy Chase, Section 4

R-60 zone, 1 lot; located in the northwest quadrant of the intersection of Ridgewood Avenue and Pine Place; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220250810, Denit Estates

RC zone; 1 lot; located on the north side of New Hampshire Avenue, 500 feet west of Rocky Glen Drive; Olney Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220260030, West Chevy Chase Heights

R-60 zone, 1 lot; located on the north side of West Virginia Avenue, 160 feet west of Maryland Avenue; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Linden/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)

Centro Square, Preliminary Plan No. 120250180, Site Plan No. 820250090, and Forest Conservation Plan No. F20250010, Regulatory Extension Request No. 1 - Request to extend the regulatory review period until January 15, 2026.

Application for up to 200 dwelling units (townhouses and 2 unit condominiums) including 15 percent MPDUs, located at 7501 Standish Place, Derwood, approximately 500 feet north of Crabbs Branch Way and Gude Drive; CRNF-1.25, C-0.0, R-1.25, H-60; 13.86 acres; 2021 Shady Grove Minor Master Plan Amendment.

Staff Recommendation: Approval of the Extension Request

BOARD ACTION

Motion: Linden/Pedoeem

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Item 8. 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: **Pedoeem/Linden**

Vote: **5-0**

Other:

Action: **Approved Staff recommendation for approval for the acquisition of Parcel 337 and Parcel 151 for the Hoyles Mill Conservation Park and adoption of Resolution No. 25-110.**

Brenda Sandberg, Real Estate Management Supervisor, offered a multi-media presentation regarding Hoyles Mill Conservation Park. Further information can be found in the Staff Report dated October 17, 2025.

Ms. Sandberg gave an overview of the acquisition location, summary of the property, and described the policy rationale and public benefits noting that adding this 13.42-acre parcel property would complete the planned Hoyles Mill Conservation Park. Ms. Sandberg also discussed the potential development impact and noted the acquisition will maintain an unfragmented diabase forest ecosystem on unique bedrock that is a designated natural resource in the 2001 Legacy Open Space Functional Master Plan. Addition of these final acres to the Hoyles Mill Conservation Park will preserve this important forest resource and expand Montgomery Parks' Best Natural Area within the existing park.

Ms. Sandberg also discussed the other benefits from the acquisition including the creation of a parking area and trailhead to provide ADA parking closer to park resources including an ADA accessible bridge over Little Seneca Creek and potential for additional trail loops and connections within Park. Lastly, Ms. Sandberg stated the acquisition cost for the property is \$330,000, and will be funded out of the Legacy Open Space PDF or a Program Open Space grant in the Park Acquisitions PDF.

Item 4. FY27 Operating Budget - Work Session Number 1

- A. Commissioners' Office
- B. Parks
- C. Planning
- D. Central Administrative Service Office (CAS)

I. Branda/K. Bentley/M. Figueredo/K. Warnick/J. Sartori/T. Charles

BOARD ACTION

Motion:

Vote:

Other:

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

Ilana Branda, Commissioners' Office Chief of Staff, Kate Bentley, Montgomery Parks Budget Manager, Karen Warnick, Chief of the Management Services Division, and Terri Charles, Deputy Corporate Budget Director discussed the FY27 Operating Budgets for their departments respectively. Further information can be found in the Staff Reports posted to the October 23, 2025 agenda.

Commissioner's Office

Ms. Branda offered a multi-media presentation and stated the recommended Commissioners' Office FY27 proposed budget is \$1,420,810. This is an increase of 6.0 percent, or \$80,283 above the FY26 adopted and adjusted budget. This budget includes preliminary legal chargebacks and pension numbers, which may be adjusted in November. The requested budget reflects base budget and major known commitments; no enhancements are requested. The Commissioners' Office is not requesting any new initiatives for FY27.

The Board asked questions regarding the individual pursuing benefits and Staff offered comments and responses.

Parks

Darren Flusche, Deputy Director of Administration offered brief comments and Ms. Bentley offered a multi-media presentation regarding the proposed Parks Department FY27 budget. Ms. Bentley discussed the known operating commitments including the departmental lapse reduction, Operating Budget Impact (OBI), contractual increases, inflationary and utilities increase, capital equipment Internal Service Fund (ISF) debt service, the Wheaton Headquarters Parks rent increase, and other requests. Ms. Bentley also discussed the Water Quality Protection Fund. Ms. Bentley also noted a correction to the memo regarding the MC Park Police CAD/RMS noting it does not align with the 911 system.

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Ms. Bentley stated the total increase for the Parks department (excluding the compensation markers) for FY27 is \$7,845,038, or a 5.5 percent increase over the FY26 budget. With the addition of the compensation markers, the overall increase (excluding OPEB) comes to \$11,982,236, an 8.4 percent increase over the FY26 total.

The Board asked questions regarding what a normal vacancy rate would resemble, if the 10 percent lapse rate was proposed, impact of Staff vacancies on programming, reasoning covering the lapses under Major Known Commitments, cost of solar installations, reasoning for the amount allocated for risk management requests, and potential Parks and CAS chargeback impacts to the FY28 budget.

Staff, including Shuchi Vera, Chief of Management Services, offered comments and responses to the Board's questions.

The Board also requested a breakdown for the risk management request and suggested identifying the impacts of the lapse vacancies to the County Council.

Planning

Jason Sartori, Planning Director, offered a multi-media presentation and offered comments regarding the Planning Department's priorities and internal budget review process. Ms. Warnick discussed the FY27 Base Budget increases including the salaries and benefits and major known commitments. Mr. Sartori discussed the ongoing Master Plan Support funding efforts as well as the proposed FY27 new, one-time, and on-going initiatives for the Planning Department in greater detail.

Lastly, Mr. Sartori stated the Planning Department's preliminary FY27 Operating Budget request is \$30,917,002, which is an increase of \$3,185,910, or 11.5 percent, over the FY26 Adjusted Adopted budget.

The Board asked questions regarding salaries and benefits increase, the Cybersecurity Tool, the rental increase for Wheaton Headquarters, potential alternatives to 24-hour security, the Climate Assessment Quantitative Tool, reasoning for the requested Cybersecurity IT/Telecom Specialist position, the Urban Design position, and the Climate Resilience and Adaptation Functional Plan.

Staff, including Terri Charles, Corporate Budget Director, Robert Kronenberg, Deputy Director of Planning, Vince Hu, Chief of Information, Technology, and Innovation, and Christina Sorrento, Chief of Environment and Climate, offered comments and responses to the Board's questions.

The Board held further discussion regarding requested positions and suggested returning in November with a reduced number of requested positions and a long-term plan for needed positions. The Board also suggested keeping the presentation to the County Council brief and concise as well as including the Planning Department's top priorities.

CAS

William Spencer, Acting Executive Director, offered brief comments regarding the proposed FY27 CAS budget. Ms. Charles offered a multi-media presentation and stated the recommended CAS FY27 proposed budget is \$29,603,676 with Montgomery County's portion totaling \$14,106,221 or 4.1 percent. This is an overall increase of 3.4 percent, or \$960,641 above the FY26 adopted budget. Ms. Charles discussed the FY27 proposed budgets for the Department of Human Resources and Management (DHRM), Finance Department, Legal/Office of the General Counsel, Office of the Inspector General, Corporate IT, Merit System Board, and CAS Support Services in greater detail. Gavin Cohen, Secretary-Treasurer, also discussed the ERP Next Gen Implementation strategy and support as well as new positions requested for the ERP support team.

The Board asked questions regarding the ERP Next Gen Implementation strategy, requested ERP positions, amount for restoring the capital equipment, and Corporate IT inflationary increases.

Staff, including Mazen Chilet, Chief Information Officer, offered comments and responses.

Item 5. Friendship Commons (Geico) – Preliminary Plan Amendment No. 11999039A (Public Hearing)

Request to amend the previously approved Preliminary Plan to remove the approved office density and establish a new Preliminary Plan validity period and APF validity period. This Application also includes a waiver request for stormwater management requirements to be approved at time of Site Plan per Subdivision Regulation sections 50.4.2.B.2.c and 50.4.3.H. Located at the intersection of Willard Avenue and Friendship Boulevard; zoned R-60 and CR-3.0 C-2.0 R-1.0 H-100 T; 2008 Friendship Heights CBD Master Plan.

Staff Recommendation: Approval with Conditions

T. Gatling

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 and waiver, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Elza Hisel-McCoy, Chief of West County Planning, offered comments regarding the background of the project and Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding Friendship Commons (Geico). Further information can be found in the Staff Report dated October 13, 2025.

Mr. Gatling stated the Applicant is requesting to amend the previously approved 1999 Preliminary Plan to remove the 810,000 square feet of approved office density and establish a new Preliminary Plan Validity Period and APF Validity Period for 10 years to support future redevelopment. A condition of approval requires the Applicant to bring plans up to current standards for Forest Conservation, Transportation, and other standards. Mr. Gatling also noted the Application includes a subdivision regulation waiver request for stormwater management requirements to be approved at time of Site Plan per Subdivision Regulation sections 50.4.2.B.2.c and 50.4.3.H.

Lastly, Mr. Gatling stated written correspondence related to the proposed amendment, including letters of support and letters expressing concerns, have been received. The community concerns include the timing of the project, additional plan update and details, stormwater management, and environmental impacts.

Francine Klein a Councilmember for the Village of Friendship Heights offered testimony regarding reasoning for the Village of Friendship Height's opposition to the approval of the application as proposed.

Robert Cope, an individual, offered testimony regarding support for moving the application forward.

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Daniel Dozier of Carleton Condominium Homeowners Association offered testimony regarding loss of greenspace, loss of trees, potential location of residential units, and potential partial repurposing of the current building.

Alfred Muller, M.D., an individual, offered testimony regarding general support for moving the application forward.

Sarah Morse of Little Falls Watershed Alliance offered testimony regarding environmental concerns including loss of trees, loss of greenspace, stormwater management, and the creek.

Mikel Moore, an adjacent property owner, offered testimony regarding concerns for the environmental features of the site.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the amount of housing the project will bring, economic benefits, benefits to the general public, and the plan that was originally approved. Mr. Harris offered further comments regarding future traffic analysis, length of approval, and dedication of Brookdale Park.

Jeremy Gordon of GEICO noted agreement to Staff's conditions and offered comments regarding GEICO's relationship with the community.

The Board asked questions regarding the APF Validity Period, whether further traffic and school analysis would be performed, and potential dedication of Brookdale Park.

Staff, including Robert Kronenberg, Deputy Director of Planning and Stephanie Dickel, Western Neighborhoods Supervisor, offered comments and responses to the Board's questions.

Item 7. Tournament Players Club at Avenel Site Plan Amendment No. 81984111F and Forest Conservation Plan No. F20250130 (Public Hearing)

Request to modify holes 10 and 11 of golf course, zoned RE-2. on 10.75 226.65 acres. Located at 10000 Oaklyn Drive, 500 feet SW of Berman Woods Way, Potomac; 10.75 acres; 2002 Potomac Subregion Master Plan.

A. Site Plan Amendment No. 81984111F

Staff Recommendation: Approval with Conditions

B. Forest Conservation Plan No. F20250130

Staff Recommendation: Approval with Conditions

J. Penn

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Site 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.

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

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.

Joshua Penn, Planner III, offered a multi-media presentation regarding Tournament Players Club at Avenel. Further information can be found in the Staff Report posted to the October 10, 2025 Agenda.

Mr. Penn stated the Applicant is proposing stream restoration improvements adjacent to holes 10 and 11. The restoration effort is needed to alleviate flooding and degradation adjacent to and involving holes 10 and 11, and will improve the stream system's ability to handle increased stormwater volume, velocity, and upstream sediment. Mr. Penn also stated the Applicant proposes utilizing the principles of Natural Channel Design to restore approximately 4,030 linear feet of stream channel and five acres of adjacent floodplain. The proposed restoration will begin approximately 175 feet upstream of the common property line between the property and a parcel owned by M-NCPPC. The offsite starting point for the restoration project is necessary for stream realignment to avoid and cover an exposed sanitary sewer line located immediately northwest of where Rock Run enters the Property.

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Mr. Penn noted a correction to the Staff Report regarding the timing of outreach meetings that were held.

Mr. Penn discussed the Forest Conservation Plan Amendment noting the Applicant is proposing to remove 0.04 acres of forest within an additional offsite area consisting of 0.15 acres, an additional 1.09 acres of forest clearing onsite, of which all will be replanted onsite at a 1:1 ratio, and the removal and addition of onsite easements equaling 0.07 acres. Mr. Penn also stated a variance request has been submitted for impact to twelve trees and removal of two trees.

Lastly, Mr. Penn discussed the impacts to parkland, as a small part of Montgomery Parks' land is within the limits of disturbance, and issues with the submitted set plans that will need to be corrected before the certified set plans.

Item 6. Public Hearing Draft of the Clarksburg Gateway Sector Plan – Work Session No. 2

A work session to review testimony received on the Public Hearing Draft of the Clarksburg Gateway Sector Plan. This work session is scheduled to focus on Transportation topics.

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, Lead Planner, offered a multi-media presentation regarding Work Session Number 2 for the Clarksburg Gateway Sector Plan. Further information can be found in the Staff Report posted to the October 16, 2025 Agenda.

Mr. Larson stated the work session will review transportation-related testimony submitted and discuss other transportation topics. Mr. Larson stated the Planning Board received 111 comments from 28 individuals and organizations on the draft plan's transportation recommendations.

I-270 Interchange vs. Overpass at Little Seneca Parkway Extended

Mr. Larson discussed the testimony received and Staff's proposed options below as well as the advantages and disadvantages for each option in greater detail:

- Option A – Keep the draft plan's recommendation to remove the interchange, instead supporting a bridge overpass only;
- Option B – revise the draft plan to retain the interchange in the Master Plan of Highways and Transitways (MPOHT); and
- Option C – revise the draft plan to establish conditional support for an interchange, otherwise recommend a bridge overpass only.

Mr. Larson also read Staff's proposed conditional language for Option C if support for an I-270 interchange is determined.

The Board asked questions regarding the interchange footprint and design, impact to development of the site without potential interchange, likelihood of interchange being built, potential cost of interchange, party responsible for building the interchange, construction of Observation Drive, and potential timeframe for the interchange.

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

David Schlie of State Highway Administration (SHA) offered comments regarding lack of potential timeframe for the interchange and potential cost.

Haley Peckett of the Montgomery County Department of Transportation (MCDOT) offered comments regarding potential timing and vision for the interchange as well as the construction of Observation Drive.

Bob Elliot of River Falls Investments LLC offered comments regarding support for a bridge overpass, need for the interchange to compete economically, and future vision for a mixed-use development.

The Board held further discussion regarding potential support for keeping the interchange, and requested Staff return with additional or modified language for more flexible conditions for Option C. Staff stated recommendations will be brought back for discussion at a future work session.

Master Planned Alignments and Typical Street Cross-Sections

Master Planned Street Alignments

Mr. Larson discussed the testimony received and Staff's proposed recommendations for Observation Drive Extended, Little Seneca Parkway Extended, and the Clarksburg/355 Bypass in greater detail.

The Board asked questions regarding the proposed Little Seneca Creek Bridge crossing alignment, number of lanes for the proposed bridge, design stage for the bridge crossing, and target speed for Observation Drive.

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

Chris Van Alstyne of MCDOT offered comments and responses regarding design stage for the bridge and number of lanes.

The Board agreed by consensus with Staff's recommendations on Observation Drive Extended, Little Seneca Parkway Extended, and the Clarksburg/355 Bypass.

Master Planned Typical Street Cross-Sections

Mr. Larson discussed the testimony received and Staff's proposed recommendations for Master Planned Street Cross-Sections for Observation Drive Extended, Little Seneca Parkway Extended, West Old Baltimore Road, and New "Street A" with a proposed shared street concept in greater detail.

The Board offered comments regarding the importance of flexibility for interim parking or drive lanes along Observation Drive, potential for MCDOT to study for providing transit in the short-term either when development is move-in ready or employment begins along Observation Drive, and whether the shared street concept was safe.

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

Haley Peckett of MCDOT offered comments and responses regarding BRT service north of Route 355, interim parking or driving lanes, competitiveness of bus transportation in the Clarksburg area, and New "Street A".

Soo Lee Cho of Bregman, Berbert, Schwartz, and Gilday, LLC offered comments regarding stormwater management facilities along Observation Drive Extended.

The Board agreed by consensus with Staff's proposed recommendations, but will revisit recommendations regarding prioritizing parking and right-of-way along Observation Drive Extended at a future work session.

Enhanced Bus, Express Bus, and Bus Rapid Transit (BRT) routes and stations

Mr. Larson discussed testimony received and stated it expresses concern that the draft plan's transit bus/stations along the proposed Corridor Connector are not the right fit for how people travel in Clarksburg. Mr. Larson noted Staff suggests that, in addition to the planned enhanced or rapid bus services, the sector plan might recommend a new or modified Express Bus service that brings Clarksburg residents to job centers elsewhere in the county and region, in conjunction with new or expanded park-and-ride facilities to serve express service.

Haley Peckett of MCDOT offered comments regarding Staff's recommendation and noted support for focusing on expanded park-and-ride facilities.

The Board agreed by consensus with Staff's recommendation.

Additional trail connection recommendations

Mr. Larson discussed testimony received suggesting that the draft plan's recommended publicly accessible trail connections through HOA common areas, other private properties, parkland, and street rights-of-way as well as some additional suggested trail connections proposed by MCDOT, should be included as planned trail connections on the Planned Bikeways Network Map.

The Board agreed by consensus with Staff's recommendation.

The Board also held further discussion regarding testimony received proposing the closing of a portion of West Old Baltimore to auto traffic between Lake Ridge Drive and Observation Drive to create a dedicated bike/pedestrian/wildlife underpass under I-270. The Board asked questions regarding the feasibility and potential for a recommendation.

Bob Elliot of River Falls Investments LLC and William Zeid of Kimley-Horn offered comments and exhibits regarding the proposed potential underpass.

Staff agreed to revisit the topic at a future work session.