

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 25-110

Acquisition: Parcels 337 and 151, Hoyles Mill Road, Boyds, MD

Seller: Yubin Du and Xuan Liu

Project: Hoyles Mill Conservation Park Acquisition

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission (“Commission”) is authorized by Md. Code Ann., Land Use, §17-101 (formerly Article 28, Section 5-101), to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, the Montgomery County Planning Board received and considered a recommendation from staff of the Commission, in closed session on October 16, 2025, that it approve the acquisition of Parcels 337 and 151, Hoyles Mill Road, Boyds, Maryland (Tax Account Nos. 06-00392924 and 06-00392935) recorded among the Land Records of Montgomery County, Maryland in Book/Page 30828/0326 (collectively, “Property”), combined containing approximately 13.42 acres of land, from Yubin Di and Xuan Lui (collectively, “Sellers”); and

WHEREAS, the Property is located within the Hoyles Mill diabase forest, a global and statewide rare community, and its acquisition will maintain an unfragmented forest ecosystem on unique bedrock that is a designated natural resource in the 2001 Legacy Open Space Functional Master Plan; and

WHEREAS, addition of the Property to the Hoyles Mill Conservation Park will preserve this important forest resource and expand Montgomery Parks’ Best Natural Area within the existing park and will allow for optimal management of the natural resource using Best Management Practices.

WHEREAS, there is sufficient funding available in the Legacy Open Space PDF using Commission Bonds to pay the \$330,000 negotiated purchase price for the Property; and

NOW THEREFORE, BE IT RESOLVED, that the acquisition of the Property from the Seller as described above, for a purchase price of \$330,000, in accordance with a proposed Land Purchase Agreement between the Commission and Seller, is hereby approved by the Montgomery County Planning Board on this 16th day of October, 2025 and the Executive Director is authorized to execute said Agreement on behalf of the Maryland-National Capital Park and Planning Commission.

[AUTHORIZATION APPEARS ON THE NEXT PAGE]

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**Acquisition of Parcels 337 and 151, Hoyles Mill Road, Boyds, MD
from Yubin Du and Xuan Liu for the Hoyles Mill Conservation Park**

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This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Pedoeem, seconded by Vice Chair Linden, with a vote of 5-0; with Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem voting in favor of the motion, at its regular meeting held on Thursday, October 23, 2025 in Wheaton, Maryland and via conference.



Artie L. Harris, Chair

Montgomery County Planning Board

APPROVED AS TO LEGAL SUFFICIENCY:



M-NCPPC Legal Department

Date: 10/23/25