

**WOODLAWN ESTATES
PRELIMINARY PLAN AMENDMENT NO. 11989156A &
FOREST CONSERVATION PLAN NO. F20240430
REGULATORY REVIEW EXTENSION REQUEST NO. 2**

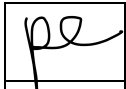
Description

Request to extend the regulatory review period until April 23, 2026. Application to re-certify the Adequate Public Facilities (APF) finding for a platted nine (9) lot subdivision; on Snowden Woods Lane, approximately 1,090 feet east of Norwood Road; 26.6 acres; RE-2; 1997 *Cloverly Master Plan*.

COMPLETED: 10/31/2025

PLANNING BOARD HEARING DATE: 11/13/2025

Planning Staff



Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176



Nkosi Yearwood, Supervisor, Upcounty, Nkosi.Yearwood@montgomeryplanning.org, 301-495-1332



Patrick Butler, AICP, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

Snowden Woods Lane, approximately 1,090 feet east of Norwood Road Ednor Road

MASTER PLAN

1997 Cloverly Master Plan

ZONE

Residential Estate-2 (RE-2)

PROPERTY SIZE

26.6 acres

APPLICANT

Kings Preserve Development, LLC

ACCEPTANCE DATE

February 3, 2025

REVIEW BASIS

Chapters 22A and 50



Summary:

- Section 50.4.1.E of the Subdivision Regulations generally states that a Preliminary Plan application must be scheduled for a public hearing within 120 days after the acceptance date.
- Preliminary Plan Amendment No. 11989156A was accepted on February 3, 2025, which established a Planning Board date no later than June 5, 2025.
- On May 26, 2025, the Planning Board granted a time extension until November 20, 2025.
- The Applicant requests a time extension, which will establish a Planning Board date no later than April 23, 2026. This will allow the Applicant additional time to resolve staff comments related to ownership and the requirements of the approved subdivision and Plat No. 19448 and Plat No. 19989.
- Staff recommends APPROVAL of the extension request.

Attachment A: Applicant's Time Extension Request form



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

Phone 301.495.4550
Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

Plan Name: WOODLAWN ESTATES(a.k.a SNOWDEN MANOR) **Plan No.** 11989156A and F20240430

This is a request for extension of: ☐ Project Plan ☐ Sketch Plan
☒ Preliminary Plan Amendment ☐ Site Plan ☐ Final Forest Conservation Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 11/20/2025

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

☐ Owner, ☒ Owner's Representative, ☐ Staff (check applicable.)

Michele McDaniel Rosenfeld	The Law Office of Michele Rosenfeld LLC		
Name	Affiliation/Organization		
1 Research Ct., Suite 450			
Street Address			
Rockville	MD	20850	
City	State	Zip Code	
(301) 204-0913	michele@marylandpropertylaw.com		
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 5 _____ ☐ days/ ☒ months until 04/23/2026 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

The applicant has faced opposition from an adjoining neighbor to this 100% residential housing project, which merely seeks re-approval of certain expired APFO and forest conservation plan approvals related to a subdivision plan that was approved in the early 2000s. The original subdivision later was split between two owners as the result of certain foreclosure proceedings resulting from an abandoned ICC right-of-way reservation. The applicant has been working with staff and the neighbor to resolve procedural complications related to the current split ownership status of the original subdivision.

The parties (including staff) preliminarily have reached consensus on how this case may proceed for review and approval and the applicant is requesting a five month extension to allow this case to be brought to a close.

Signature of Person Requesting the Extension

Michele McDaniel Rosenfeld
Signature

10/17/2025
Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board hearing date).

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).