

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, December 11, 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, December 11, 2025, beginning at 9:04 a.m. and adjourning at 1:47 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 3, Item 10, Item 6, Item 4, Item 7, Item 8, and Item 9 were discussed in that order and reported in the attached Minutes.

Commissioner Hedrick was necessarily absent for Items 1 through 3 and joined the meeting at 9:05 a.m. before Item 10. Commissioner Hedrick left the meeting during Item 7 at 12:34 p.m. and was necessarily absent for the remainder of the meeting

There being no further business, the meeting adjourned at 1:47 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 18, 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. Tournament Players Club at Avenel Site Plan Amendment No. 81984111F - MCPB No. 25-113
2. Tournament Players Club at Avenel Forest Conservation Plan No. F20250130 - MCPB No. 25-114

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Adopted the Resolutions above, as submitted.

B. Approval of Minutes

BOARD ACTION

Motion:

Vote:

Other:

Action: There were no Minutes submitted for approval.

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. 220260200, Ayrlawn

R-60 zone, 1 lot; located on the north side of Henning Street, 150 feet east of Ewing Drive; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Record Plat cited above, as submitted.

Item 3. Regulatory Extension Requests (Public Hearing)

POSTPONED NO VOTE TAKEN - Temple Row, Administrative Subdivision Plan No 620250010 and Forest Conservation Plan No. F20250560, Regulatory Extension Request No. 4 - Request to extend the regulatory review period until January 22, 2026.

Application to create three lots for three new single-family dwelling units; located at the northwest quadrant of the Kent Street and Stonybrook Drive intersection in Kensington; R-90 Zone; 0.84 acres; 1989 Master Plan for the Communities of Kensington-Wheaton

Staff Recommendation: Approval of the Extension Request

E. Tettelbaum

Cabin John Park: Preliminary Plan 120250080, Regulatory Extension Request No. 3 - Request to extend the regulatory review period until January 8, 2026.

An application to subdivide a property into three building lots for single-family residences; located on 80th Place, 115 feet East of 81st Street; R-90 zone; 2.38 acres; 1990 Bethesda Chevy Chase Master Plan.

Staff Recommendation: Approval of the Extension Request

M. Fuster

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

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

Item 10. Legislative Update

- PG 316-26 - Prince George's County – Alcoholic Beverages – Wine Festival Licenses

Staff Recommendation: Support

J. Baucum Colbert

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: The Board approved Staff recommendation for support of Bill PG 316-26 - Prince George's County – Alcoholic Beverages – Wine Festival Licenses.

Jordan Baucum Colbert, Senior Government Affairs Analyst, gave an overview and briefed the Board on Bill PG 316-26. Further information on the bill can be found under the Agenda for December 11, 2025.

Ms. Baucum Colbert discussed Bill PG 316-26 and stated the bill as written repeals the restriction on the number of wine festival licenses that the Board of License Commissioners for Prince George's County may issue annually.

Item 6. Park Potomac Preliminary Plan Amendment No. 12003029C (Public Hearing)

Request for a 12-year extension of the validity period of the previously approved determination of Adequate Public Facilities (APF) for the Park Potomac development. Located at Park Potomac Avenue, approximate 200 feet north of Montrose Road, CRT-1.25, C-0.5, R-0.75, H-100T zone, 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions

A. Bossi

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

Adam Bossi, Planner III, offered a multi-media presentation regarding Park Potomac. Further information can be found in the Staff Report dated December 1, 2025.

Mr. Bossi stated the Applicant is requesting to extend the validity period for the original approved determination of Adequate Public Facilities (APF) from August 25, 2025, to August 25, 2037, for the 54.84-acre Park Potomac development. Mr. Bossi noted the extension will allow unbuilt density to be developed under the terms of the existing APF determination, and the amendment proposes no changes to the previously approved scope of development. Mr. Bossi also discussed the infrastructure investment, which requires the Applicant to fulfill infrastructure requirements of the Master Plan and Preliminary Plan as well as school adequacy. Mr. Bossi noted Staff is recommending the deletion of Condition No. 38 that previously required a Utilization Premium Payment (UPP) for the unbuilt units because the current test shows no payment is required.

Phillip Hummel of Shulman Rogers offered brief comments on behalf of the Applicant and noted agreement to Staff's proposed conditions.

The Board asked questions regarding the infrastructure investment amount, how determination of adequate APF will be decided in 2037, reasoning for enrollment decrease for Richard Montgomery High School, and construction timeline for Buildings A and B.

Staff, including Elza Hisel-McCoy, Chief of West County Planning and Hye-Soo Baek, Planner III, offered comments and responses to the Board's questions.

Kofi Meroe of Foulger Pratt offered comments regarding potential timeline for construction for Buildings A and B.

Item 4. Cheltenham Drive Bikeway Mandatory Referral (Public Hearing)

The Montgomery County Department of Transportation proposes to construct separated bike lanes along Cheltenham Drive/Norfolk Avenue from Woodmont Avenue to Tilbury Street.

Staff Recommendation: Approve Mandatory Referral and transmit comments to MCDOT.

E. Glazier/K. Gouws-Dewar

BOARD ACTION

Motion: Hedrick/Linden

Vote: 4-0-1

Other: Commissioner Pedoeem abstained.

Action: Approved Staff recommendation for approval to transmit comments, with an additional comment regarding interim improvements at the northeast corner of Cheltenham Drive/Wisconsin Avenue, to the Montgomery County Department of Transportation, as stated in a transmittal letter to be prepared at a later date.

Eli Glazier, Transportation Planner III and Karen Gouws-Dewar, Planning Associate, offered a multi-media presentation regarding Cheltenham Drive Bikeway. Further information can be found in the Staff Report dated December 4, 2025.

Ms. Gouws-Dewar stated the Montgomery County Department of Transportation (MCDOT) proposes to construct one-way separated bike lanes on both sides of Norfolk Avenue/Cheltenham Drive between Woodmont Avenue and Tilbury Street. The proposed project would complete a critical part of the Bethesda Loop, a planned network of low stress bicycle facilities in and near Downtown Bethesda, as recommended in the 2017 Bethesda Downtown Sector Plan and the 2018 Bicycle Master Plan.

Mr. Glazier and Ms. Gouws-Dewar discussed the Bethesda Loop, planning timeline for the project, existing conditions, proposed conditions, development pipeline, zoning, and community outreach. Mr. Glazier also discussed Staff's proposed recommendations and comments in greater detail.

John Bowis, an adjacent property owner, offered testimony in opposition to the bikeway design and proposed separated bikes lanes.

Barrett Ripin, an adjacent property owner, offered testimony on the traffic implications of the proposed bike lanes.

Amanda Farber of the Bethesda Implementation Advisory Committee (IAC) offered testimony regarding the sector plan consistency, proposed design and configuration, and project cost.

The Board asked questions regarding average daily traffic counts for the Cheltenham Drive roundabout, number of removed on-street parking spaces, estimated cost, traffic impacts due to narrowing of lanes, reasoning for ladder-style crosswalks, crosswalk setbacks, potential for northbound crosswalk setback at Cheltenham Drive/Wisconsin Avenue intersection, impacts to traffic and surrounding businesses, traffic study analysis, and vehicle volume along Cheltenham Drive.

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Staff, including Dave Anspacher, Chief of Transportation Planning, offered comments and responses to the Board's questions.

Hoang Nguyen, Rebecca Park, and Matt Johnson of MCDOT offered comments and responses to the Board's questions.

The Board also held further discussion regarding the expected cost of the project, impacts to traffic and surrounding businesses, and the potential for an interim condition for the northeast corner at the Cheltenham Drive/Wisconsin Avenue intersection for interim improvements to enhance safety.

The Board agreed by consensus to add an additional comment regarding potential interim improvements for the northeast corner at the Cheltenham Drive/Wisconsin Avenue intersection.

Item 5. POSTPONED - In Response to a Forest Conservation Law Violation; Forest Conservation Plan Amendment No. F20241060 (previously SC2003001), Joseph and Cindy Cacace Property, 3721 Flintridge Court, Brookeville, MD 20833. (Public Hearing)

Request to abandon a net total of 0.21 acres (9,344 square feet) of existing Category I Forest Conservation Easement and mitigate offsite in an approved forest mitigation bank at a 3:1 ratio (28,032 square feet), create 0.02 acres (951 square feet) of new Category I Forest Conservation Easement onsite and install new supplemental plantings within the existing conservation easement. Flintridge, Lot 14 Block A; AR Zone, 2.55 acres +/-, Hawlings River watershed, Olney Master Plan.

Staff Recommendation: Approval with Conditions

K. Farthing

BOARD ACTION

Motion:

Vote:

Other:

Action: Item postponed.

Item 7. Centro Square, Preliminary Plan No. 120250180, Site Plan No. 820250090, and Forest Conservation Plan No. F20250010 (Public Hearing)

A. Preliminary Plan No. 120250180
Staff Recommendation: Approval with Conditions

B. Site Plan No. 820250090
Staff Recommendation: Approval with Conditions

C. Final Forest Conservation Plan No. F20250010
Staff Recommendation: Approval with Conditions

Request to build 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.

J. Penn/J. Casey

A. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions as modified during the meeting, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

B. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions as modified during the meeting including an additional modification to Condition 13.a, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

C. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Final 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 Centro Square. Further information can be found in the Staff Report dated November 28, 2025.

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Mr. Penn noted revised conditions for Site Plan Condition Numbers 1, 2, 3, 8.d, 13.c, 13.d, the removal of Condition Number 17, and 20.k. Mr. Penn also noted a modification to Preliminary Plan Condition Number 16.

Mr. Penn stated the applications will implement Local Map Amendment (LMA) No. H-156, 7501 Metro Park Standish Place by providing 200 dwelling units, including 108 townhomes and 92 multifamily two-over-two units, 15 percent Moderately Priced Dwelling Units (MPDUs) under the Standard Method of development, the construction of new private streets and alleys, and natural surface trails. Mr. Penn also discussed the open space for the project noting a public open space "Central Park" will be adjacent to the intersection of Crabbs Branch Way and Monona Drive, two common open space areas will be located along Standish Place to the south of the property, and northern and southern common open space areas will front Crabbs Branch Way and frame the Central Park.

Natasha Fahim, Planner III, offered comments regarding the site layout and design, the Central Park, the pedestrian promenade, the two-over-two units, and the locations of the townhouses.

Justine Gonzalez-Velez, Transportation Planner II, discussed the transportation aspects of the project including the street network, frontage improvements, curb radii requirements, and the LATR review.

Haley Johnson, Planner II, discussed the environmental impacts, noise, and Final Forest Conservation Plan for the project noting a total afforestation requirement of 1.98 acres that will be met by planting within an M-NCPPC approved forest bank within the Middle Rock Creek watershed or by paying fee-in-lieu. Ms. Johnson also noted the Applicant requested a variance for the removal of six trees.

Patrick O'Neil of Lerch, Early and Brewer offered comments on behalf of the Applicant regarding the number of mountable truck aprons, the maintenance requirement of the pedestrian crossing on Standish Place, and potential loss of visitor parking without removal of the crosswalk on Standish Place. Mr. O'Neil also requested the removal of Condition 13.a regarding the construction and maintenance requirement for the crosswalk and further suggested including the crosswalk improvements as part of the redevelopment of the property to the south.

The Board asked questions regarding whether there will be a maximum number of townhouse units in each stick of units, maintenance requirements of the pedestrian crossing on Standish Place, potential compliance issues with the removal of the crosswalk and receiving ramp on Standish Place, sidepath material makeup, Crabbs Branch Way utilities, number of current crosswalks along Standish Place, and potential for narrowing of internal streets.

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

Gio Espisito of Tri Pointe Homes offered comments regarding the existing crosswalk and receiving ramp on Standish Place.

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Mike Goodman of VIKA Maryland offered comments regarding the utilities along Crabbs Branch Way.

The Board held further discussion regarding the crosswalk and receiving ramp on Standish Place including potential compliance issues, maintenance requirements, and requested removal of Condition 13.a. The Board agreed by consensus to revising Condition 13.a regarding including an easement for construction of the crosswalk improvements for Standish Place on a record plat to take place upon redevelopment of the property to the south.

Item 8. Water and Sewer Category Change Requests – Administrative Delegation 2026-1 Group (Public Testimony Accepted)

The Planning Board is required to make a master plan conformance determination for all water and sewer category change requests. The Board will review the County Executive’s Administrative Delegation (AD) 2026-1 Group of proposed category map amendments to Montgomery County’s Comprehensive Water Supply and Sewerage Systems Plan.

Staff Recommendation: Transmit Comments to the County Executive.

A. Zelaya/M. Symborski

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval to transmit comments to the County Executive, as stated in a transmittal letter to be prepared at a later date.

Ariel Zelaya, Planner II, offered a multi-media presentation regarding Water/Sewer Service Category Change Requests for the Administrative Delegation 2026-1 Group. Further information can be found in the Staff Report dated December 4, 2025.

Mr. Zelaya discussed the following category change requests listed below:

- WSSCR 24-CLO-01A: 15801 New Hampshire Ave, Silver Spring
Staff Recommendation: Conditionally Approve S-3
- WSSCR 26-DNT-01A: 14530 Jones Lane, Gaithersburg
Staff Recommendation: Approve W-1
- WSSCR 26-OLN-01A: 2505 Tall Timbers Rd, Olney
Staff Recommendation: Approve S-3 for one single family home

Mr. Zelaya gave a brief overview and discussed the water/sewer category changes listed above in greater detail.

Quentin Remein of the Cloverly Civic Association offered testimony regarding WSSCR 24-CLO-01A and requested the Board reject the request.

The Board asked questions regarding reasoning for allowing exceptions for sewer hookups in the Cloverly Area and perc test requirements.

Alan Soukup of the Department of Permitting Services offered comments and responses to the Board’s questions.

Item 9. Miles Coppola Preliminary Plan Amendment No. 12022001B, Site Plan No. 820250120, and Forest Conservation Plan No. F20250800 (Public Hearing)

A. Preliminary Plan Amendment No. 12022001B
Staff Recommendation: Approval with conditions

B. Site Plan No. 820250120
Staff Recommendation: Approval with conditions

C. Forest Conservation Plan No. F20250800
Staff Recommendation: Approval with conditions

D. Adoption of Resolutions
Staff Recommendation: Approval

Request to create 40 lots and 6 Parcels for 37 Townhouse units and 46 multi-family units for a total of 83 dwelling units, including 12.5 percent MPDUs, with associated open spaces; along MD-121 approximately 770 feet south of Md-355; 98.35 acres; R-90, R-200, CRT-2.0, C-2.0, R-2.0, H-120 and Clarksburg East Environmental Overlay Zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area & 2014 Ten Mile Creek Area Limited Amendment
J. Penn

A. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions.

B. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions as modified during the meeting.

C. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval of the Forest Conservation Plan cited above, subject to conditions as modified during the meeting.

D. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation for approval and adoption of resolutions for the Preliminary Plan Amendment, Site Plan, and Forest Conservation Plan with technical corrections to reflect changes made by the Board.

Joshua Penn, Planner III, offered a multi-media presentation regarding Miles Coppola. Further information can be found in the Staff Report dated November 24, 2025.

Mr. Penn noted additional Condition No. 19 regarding the MCDOT letter dated November 3, 2025 and Condition No. 20 regarding changes to Phase 2 including roadway cross sections. Mr. Penn also noted revisions to Forest Conservation Plan Condition No. 5 and an additional Forest Conservation Plan Condition No. 10.

Mr. Penn stated the Preliminary Plan Amendment proposes the APF period in Condition No. 2 of the original Preliminary Plan be revised to add three years to each Phase, the validity period in Condition No. 3 be revised to extend the validity period by three years per phase, change the Final Stream and Wetland Restoration Plan to be required at Phase II Site Plan in Condition No. 17, and revise Condition No. 31 to reflect the new schools' test. Mr. Penn also noted the Applicant is requesting a subdivision waiver as building permits have not been obtained and construction has not commenced.

Mr. Penn stated the Site Plan proposes 37 townhomes, 46 two-over-two units, 12.5 percent Moderately Priced Dwelling Units (MPDUs), the construction of new private streets and alley, and natural surface trails. Mr. Penn noted the project meets the minimum 80 percent requirements for Open Space and stated open spaces will be provided within the south, west, and south-west areas of the property.

Doug Johnsen, Planner III, discussed the environmental protection summary and the Final Forest Conservation Plan noting the Applicant submitted a variance request for the removal of 23 trees and impact to six trees. Mr. Johnsen also discussed the Final SPA Water Quality Plan.

Florence Dwyer, Transportation Planner II, discussed the transportation for the project noting there will be two access points from Clarksburg Road with an 11-foot sidepath and 6-foot separated bike lane along Clarksburg Road. Ms. Dwyer also stated an LATR study was conducted in November 2020 and updated in July 2021 for the original Preliminary Plan approval and remains valid as the number of units is not changing with the amendment.

Roberto Duke, Planner III, discussed the site design and architectural design for the project.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant and noted agreement to Staff's conditions. Mr. Harris offered further comments regarding the reason for not building detached single-family homes.

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Ines Vega of Vega Development Group, the Applicant, offered brief comments regarding the housing the project will bring and timeline for moving forward with construction. Ms. Vega offered further comments to the Board's questions regarding makeup of the two-over-two units and noted the units will be for sale.

The Board asked questions regarding the open space, whether the two-over-two units will be rental or for-sale units, and reason for not building detached single-family homes.

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