

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED MINUTES AND SUMMARY

SUMMARY

Thursday, December 4, 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 4, 2025, beginning at 1:22 p.m. and adjourning at 4:19 p.m.

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

Items 1 through 7 were discussed in that order and reported in the attached Minutes.

Item 6 was postponed until December 11, 2025.

Commissioner Bartley joined the meeting at 1:28 p.m. before Item 4, and Commissioner Hedrick joined the meeting at 1:55 p.m. before Item 5.

There being no further business, the meeting adjourned at 4:19 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 11, 2025, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

Rachel Roehrich

Rachel Roehrich
Technical Writer/Legal Assistant

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MINUTES

Item 1. Preliminary Matters

A. Adoption of Resolutions

1. 7025 Strathmore Street Preliminary Plan No. 120250120 - MCPB No. 25-122
2. 7025 Strathmore Street Site Plan No. 820250080 - MCPB No. 25-123
3. 7025 Strathmore Street Forest Conservation Plan No. F20250460 - MCPB No. 25-124
4. Torcato Romano Landscape Contractor Forest Conservation Plan No. F20250450 - MCPB No. 25-125

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0

Other: Commissioners Bartley and Hedrick were necessarily absent.

Action: Adopted the Resolutions above, as submitted.

B. Approval of Minutes

1. Minutes for October 23, 2025
2. Minutes for November 6, 2025
3. Closed Session Minutes for November 6, 2025
4. Minutes for November 13, 2025

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0

Other: Commissioners Bartley and Hedrick were necessarily absent.

Action: Approved the Open Session Minutes for October 23, 2025, November 6, 2025, and November 13, 2025, as well as the Closed Session Minutes for November 6, 2025, as submitted.

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C. Other Preliminary Matters

Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation

Action on Montgomery County Planning Board Resolution of Adoption, No. 25-129, for transmission to the Full Commission.

Staff Recommendation: Approve the Resolution of Adoption for transmittal to the Full Commission
S. Bolliger

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0

Other: Commissioners Bartley and Hedrick were necessarily absent.

Action: Approved Staff recommendation of approval and adoption of Resolution No. 25-129 for Timberlawn Historic Site with transmittal to the Full Commission.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220260050, Takoma Park

NR zone, 1 lot; located in the northwest quadrant of the intersection of Carroll Avenue (MD 195) and Willow Avenue; Takoma Park Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220260290, Merrimack Park

R-60 zone, 1 lot; located in the southwest quadrant of the intersection of Kenhowe Drive and Pyle Road; Bethesda – Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0

Other: Commissioners Bartley and Hedrick were necessarily absent.

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

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Item 3. Regulatory Extension Requests (Public Hearing)

Bennett Road Properties: Extension Request No. 3 for Preliminary Plan No. 120240090 and Preliminary/Final Forest Conservation Plan No. F20240490 - Request to extend the regulatory review period until May 7, 2026.

Request to create three lots for single-family detached homes and potential land transfer to provide roadway frontage and access to the properties along Alderton Lane; and variance request to remove and impact specimen trees; located at the southwest quadrant of Bennett Road (paper street) and Alderton Lane intersection on approximately 1.33 acres of land in the Residential 200 (R-200) zone; within the 1994 Aspen Hill Master Plan.

Staff Recommendation: Approval of the Extension Request

T. Graham/H. Johnson

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 3-0

Other: Commissioners Bartley and Hedrick were necessarily absent.

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

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Item 4. Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation (Public Hearing)

Public hearing, work session, and action on an amendment to the Master Plan for Historic Preservation and Locational Atlas and Index of Historic Sites.

Staff Recommendation: The Planning Board list the Rose-Budd House in the Locational Atlas and Index of Historic Sites and recommends that the County Council designate the property in the Master Plan for Historic Preservation.

S. Bolliger

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation to list the Rose-Budd House in the Locational Atlas and Index of Historic Sites and recommend the County Council designate the property in the Master Plan for Historic Preservation.

Serena Bolliger, Cultural Resource Planner II, offered a multi-media presentation regarding the Rose-Budd House Historic Site. Further information can be found in the Staff Report dated November 17, 2025.

Ms. Bolliger discussed the history of the Rose-Budd House noting the Budd family, present in Sandy Spring since the early 1800s, were founding settlers of several of the mid-nineteenth century free Black communities in the Sandy Spring area. The house was constructed circa 1912 by Perry Budd (Richard Perry Budd) and since that time has remained almost entirely in the possession of his descendants. Ms. Bolliger stated every generation of the Budd family contributed not only to key causes which empowered the growth of the Black community, but to the operations and social and physical development of the Sandy Spring Quaker lifestyle. Ms. Bollinger stated the Rose-Budd House meets two Designation Criteria as listed in § 24A of the Montgomery County Code and retains historic integrity to express its period of significance.

Karen Burditt of the Historic Preservation Commission offered testimony regarding the value of the property to the African American community in the Sandy Spring area and noted support to list the Rose-Budd House in the Locational Atlas and Index of Historic Sites and recommend the County Council designate the property in the Master Plan for Historic Preservation.

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Item 5. 2025 Travel Monitoring Report

The 2025 Travel Monitoring Report (TMR) provides insights into Montgomery County's transportation system and serves as a compendium for the agency's transportation-related monitoring activities, evaluating how well Montgomery County is advancing the goals, objectives, and metrics defined in the Pedestrian Master Plan and the Bicycle Master Plan.

Staff Recommendation: Review report and transmit to the County Council Transportation & Environment (T&E) Committee

J. Ryder/R. Brockmyer

BOARD ACTION

Motion: Hedrick/Pedoem

Vote: 5-0

Other:

Action: Approved Staff recommendation of approval to transmit comments to the County Council Transportation & Environment (T&E) Committee, as stated in a transmittal letter to be prepared at a later date.

Jon Ryder, Planner II, offered a multi-media presentation regarding the 2025 Montgomery County Travel Monitoring Report. Further information can be found in the Staff Report dated November 20, 2025.

Richard Brockmyer, Transportation Planning Supervisor, offered brief comments and stated the 2025 Travel Monitoring Report is a compilation of the agency's transportation-related monitoring activities as required by the Growth and Infrastructure Policy (GIP), the planning framework that coordinates new development with the provision of public infrastructure. Mr. Brockmyer noted the report strives to explore and leverage new transportation datasets and analytical tools that help provide a clearer vision of how the County is meeting its transportation goals, objectives, and metrics as defined in Thrive Montgomery 2050, the Bicycle Master Plan, and the Pedestrian Master Plan.

Mr. Ryder and Marie Hatch, Transportation Planning Intern, discussed the travel patterns in Montgomery County, Thrive Growth Corridors, goals for the Bicycle and Pedestrian Master Plans, takeaways from the Bicycle and Pedestrian Survey, and priority projects that were identified through the development of the Travel Monitoring Report with consideration of previous planning efforts, equity, and safety.

The Board asked questions regarding reasoning for change in travel trends since the COVID-19 pandemic, Metro ridership, scoring for the pedestrian level of comfort, funding for the Fenton Street bike lanes, possible data to determine bicycle usage, and potential for incorporating electronic scooter data.

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

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Item 6. POSTPONED - Miles Coppola Preliminary Plan No. 12022001B, Site Plan No. 820250120, and Forest Conservation Plan No. F20250800 (Public Hearing)

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 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 and Hyattstown Special Study Area and 2014 Ten Mile Creek Area Limited Amendment master plan area.

A. Preliminary Plan 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

J. Penn

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item postponed to December 11, 2025.**

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Item 1. Preliminary Matters (CONTINUED)

A. Adoption of Resolutions

5. 4901 Battery Lane Preliminary Plan Amendment No. 12022010A - MCPB No. 25-118

BOARD ACTION

Motion: Hedrick/Bartley

Vote: 3-0-2

Other: Vice Chair Linden and Commissioner Pedoeem abstained due to being absent for the original vote.

Action: Adopted the Resolution above, as submitted.

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Item 7. Clarksburg Gateway Sector Plan Public Hearing Draft – Work Session Number 7

A final work session to address the Planning Board's final edits to the Public Hearing Draft.

Staff Recommendation: Approve final revisions to the draft plan and authorize staff to transmit the Planning Board Draft of the Clarksburg Gateway Sector Plan to the County Council.

C. Larson/D. Zeigler

BOARD ACTION

Motion: Hedrick/Pedoem

Vote: 5-0

Other:

Action: **Approved Staff recommendation for approval of the Planning Board Draft of the Clarksburg Gateway Sector Plan, and transmittal of the Plan to the County Executive and County Council.**

Clark Larson, Planner III, offered a multi-media presentation regarding the Clarksburg Gateway Sector Plan Work Session Number 7. Further information can be found in the Staff Report dated November 26, 2025.

General Disclaimer Addition

Mr. Larson read aloud Staff's recommended proposed language and the Board agreed by consensus.

Constellation Park

Lily Murnen, Park Planner II, discussed revisions to the Constellation Park recommendations for the COMSAT Neighborhood Recommendation 4.B.10, Linthicum Neighborhood Recommendation 4.C.6, Community Facilities Recommendation 3.H.9, and revised Figure 31.

Francoise Carrier of Bregman, Berbert, and Schwartz noted an objection on behalf of her clients to the revised language for "active" parkland for the Linthicum Neighborhood Recommendation.

Discussion was held regarding the revised language for the Linthicum Neighborhood Recommendation. Darren Flusche, Deputy Director of Parks, offered comments and noted Parks would be amenable to striking the word "active."

The Board asked questions regarding whether a location has been determined for a community recreation facility, the process for determining a location of a community recreation facility, and the potential number of landowners responsible for the community recreation facility.

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

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The Board agreed by consensus with Staff's recommendations, as modified during the work session.

Green Cover

Christina Sorrento, Chief of the Environmental Division, offered comments regarding the purpose of green cover. Matt Mills, Senior Counsel, also requested confirmation that "Green Area" is a defined term in the Zoning Ordinance and "Green Cover" is a term used for Master Plans and Ms. Sorrento offered comments and responses.

Mr. Larson discussed the Green Cover Comparison Table and presented the following proposed Options: Option 1 (revert to the Public Hearing Draft Green Cover recommendation), Option 2 (remove the Green Cover recommendation from the Planning Board Draft, and Option 3 (approve the latest Planning Board revisions to the Green Cover recommendation).

The Board asked questions regarding reasoning for green cover concerns, changes from net to gross tract area, street tree requirements, and potential for prioritization of street trees.

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

The Board agreed by consensus to move forward with Option 3.

West Old Baltimore Road closure

Richard Brockmyer, Transportation Supervisor, discussed the suggested West Old Baltimore Road closure and noted Staff does not recommend proposing or studying this street closure in the Sector Plan and explained the reasoning for Staff's recommendation.

The Board agreed by consensus with Staff's recommendation.