

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES AND SUMMARY

SUMMARY
Thursday, December 18, 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 18, 2025, beginning at 9:06 a.m. and adjourning at 2:48 p.m.

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

Items 1 through 6, Item 8, and Item 16 were discussed in that order and reported in the attached Minutes.

Item 7 was postponed to January 8, 2026.

Commissioner Hedrick left the meeting at 10:58 a.m. during Item 8 and was necessarily absent until the Board recessed for lunch.

The Planning Board recessed for lunch at 11:28 a.m. and reconvened in the auditorium and via video conference to return to open session at 12:24 p.m. to discuss Items 9 and 10 and Items 12 through 14, as reported in the attached Minutes.

Item 11 was postponed.

Commissioner Hedrick joined the meeting at 12:25 p.m. and Commissioner Bartley left the meeting at 1:30 p.m. after Item 9 and was necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 2:48 p.m. The next regular meeting of the Planning Board will be held on Thursday, January 8, 2026, 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. Notley Road Forest Conservation Plan No. F20250680 - MCPB 25-117

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 5-0

Other:

Action: Adopted the Resolution above, as submitted.

2. Clarksburg Town Center-Weis Filling Station Preliminary Plan Amendment No. 11995042F - MCPB 25-119
3. Clarksburg Town Center-Weis Filling Station Site Plan Amendment No. 82007022J - MCPB 25-120
4. Clarksburg Town Center-Weis Filling Station Forest Conservation Plan No. F2023038B - MCPB 25-121

BOARD ACTION

Motion: Bartley/Hedrick

Vote: 3-0-2

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

Action: Adopted the Resolutions above, as submitted.

5. Wheaton Gateway Preliminary Plan No. 120240120 - MCPB No. 25-126
6. Wheaton Gateway Site Plan No. 820240150 - MCPB No. 25-127
7. Wheaton Gateway Forest Conservation Plan No. F20240810 - MCPB No. 25-128

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 4-0-1

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

Action: Adopted the Resolutions above, as submitted.

B. Approval of Minutes

1. Minutes for November 20, 2025
2. Minutes for December 4, 2025

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Approved the Minutes for November 20, 2025 and December 4, 2025, as submitted.

C. Other Preliminary Matters

Bethesda Downtown Design Advisory Panel Appointment of Panel Member

Request to approve the reappointment of Yulia Beltiova as the representative of the Architecture community to the Bethesda DAP, to serve for a three-year term ending December 2028.

Staff Recommendation: Approve reappointment

G. Bogdan

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 5-0

Other:

Action: Approved Staff recommendation for the reappointment of Yulia Beltiova to the Bethesda Design Advisory Panel.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220241100, Travilah Meadows

RE-2 zone, 7 lots, 1 parcel; located on the north side of Travilah Road, 1,000 feet west of Brushwood Terrace: Potomac Subregion 2002 Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 5-0

Other:

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

Item 3. Regulatory Extension Requests (Public Hearing)

Kingshill Road Subdivision, Administrative Subdivision Plan No. 620240200, Regulatory Extension Request No. 1 - Request to extend the regulatory review period until March 30, 2026.

Application to create two lots for a new single-family dwelling; located at 18416 Kingshill Road; R-200 Zone; 1989 Germantown Master Plan.

Staff Recommendation: Approval of the Extension Request.

J. Peuser

Democracy Center, Site Plan Amendment No. 82025002A, Regulatory Extension Request No. 2 - Request to extend the regulatory review period until March 29, 2026.

Request to provide a 6,000 square foot playground in the southwest corner of the Subject Property, removal of one tree within the proposed location of the playground, revisions to curbing to provide adequate width between an access gate and curb, and the addition of a sidewalk for pedestrian access to the playground and parking.

Staff Recommendation: Approval of the Extension Request.

J. Server

College View Campus, Preliminary Plan Amendment No. 12020017A, Regulatory Extension Request No. 4 - Request to extend the regulatory review period until March 12, 2026.

Request to reinstate Preliminary Plan No. 120200170, which was approved for three lots for up to 142 multi-family residential units, including 25 percent MPDUs, and up to 47,887 square feet of commercial use, and extend the Adequate Public Facilities validity period by five additional years.

Staff Recommendation: Approval of the Extension Request.

J. Server

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 March 26, 2026.

Application to create three lots for three new single-family dwelling units; located at the northwest quadrant of the Kent Street and Stoneybrook 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

Poolesville P-260, Preliminary Plan No. 120250220, Regulatory Extension Request No. 1 - Request to extend the regulatory review period 2026 until October 1, 2026.

An application to create four lots; located at Parcel 260 on Jerusalem Church Road, 970 feet north of Jerusalem Road; 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan; R-200 zone; 4.62 acres.

Staff Recommendation: Approval of the Extension Request.

M. Beall

Wahl Property, Administrative Subdivision No. 620250040, Regulatory Extension Request No. 3 – Request to extend the regulatory review period until June 18, 2026.

Creation of one lot for one single-family detached dwelling unit; Wahl Property 620250040; 14230 Quince Orchard Road; RE-2; 2.85 acres; Potomac Subregion Master Plan.

Staff Recommendation: Approval of the Extension Request.

U. Njeze

Iglesia De Cristo Mi El Maryland: Preliminary Plan No.120220040, Regulatory Extension Request No.6 - Request to extend the regulatory review period until March 12, 2026.

Application to create one lot for a religious assembly building and a parsonage; located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court, RNC zone, 7.17 acres, 2005 Olney Master Plan.

Staff Recommendation: Approval of the Extension Request.

J. Casey

Kensington Park, Administrative Subdivision Plan No. 620260030 Regulatory Review Extension Request No. 1 - Request to extend the regulatory review period until February 26, 2026.

Application to create two lots for two single-family detached units; located at 10005 & 10009 Frederick Avenue, Kensington, MD; R-60 Zone, 2012 Kensington Sector Plan.

Staff Recommendation: Approval of the Extension Request.

M. Clayborne

BOARD ACTION

Motion: Pedoeem/Bartley

Vote: 5-0

Other:

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

Item 4. Roundtable Discussion

A. Planning Director's Report
J. Satori

B. Parks Director's Report
M. Figueredo

BOARD ACTION

Motion:

Vote:

Other:

Action: Received briefings.

A. Planning Director's Report

Montgomery Planning Director, Jason Sartori, offered a multi-media presentation regarding recent updates for the Planning Department.

Mr. Sartori discussed Montgomery Planning's year in review and provided statistics for the Planning Department's online presence including: the Planning Department's social media audience growth throughout 2025, the top YouTube videos of 2025, the top Third Place Blog posts of 2025, the e-letters sent in 2025, the Community Planning Academy, and what's next for 2026. Lastly, Mr. Sartori also congratulated Alex Rixey on his recent promotion and Steve Cary on his retirement from the Planning Department.

The Board asked questions regarding the impression amount totals for social media posts and whether the department will develop new strategies/technology to deliver information from feedback received.

Staff, including Chris Peifer, Chief of Communications and Engagement, offered comments and responses.

B. Parks Director's Report

Montgomery Parks Director, Miti Figueredo, offered a multi-media presentation regarding recent updates for the Parks Department.

Ms. Figueredo highlighted the Brookside Garden of Lights event that will be running until January 4, 2026, and discussed Montgomery Parks 2025 year end statistics for the following: volunteer hours performed throughout 2025, the Clean Up program, the Weed Warriors program, the Natural Surface Trails program, the Roots to Rocks program, the Arboriculture team, Pope Farm Nursery, the horticulture team, the Community Gardens sites and plots, the Brookside Youth Education program, The Butterfly Experience, the internet team, updates to Montgomery Parks signs, new parks projects that were completed in 2025, the Cabin John and Wheaton Ice Arenas, and Sligo Creek Fest, the most attended event for Montgomery Parks. Ms. Figueredo also

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discussed the number of conference sessions Montgomery Parks participated in as well as the number of grants received, the Asset Request Tool, the Montgomery Parks Foundation, and the number of new items added to the Montgomery Parks Foundation merch store.

Item 5. National Park Seminary Preliminary Plan No. 120050540, Preliminary Plan Amendment No. 12005054A, and Site Plan No. 820200050 (Public Hearing)

A. Preliminary Plan No. 120050540: Request for reinstatement and extension of expired Preliminary Plan No. 120050540, which was approved on August 10, 2005 and expired on September 10, 2019.

B. Regulatory Extension Request: Preliminary Plan Amendment No. 12005054A and Site Plan No. 820200050: Fifth request to extend the regulatory review period until March 31, 2027, to allow the Applicant additional time to resolve various site design items including coordination with the Maryland Historic Trust, required Chapter 22A Forest Conservation compliance, and coordination with MCDOT for site access. Located 740 feet North of the intersection of Smith Drive and Linden Lane; PD-15 zone; 32.18 acres; 2000 North and West Silver Spring Master Plan.

Staff Recommendation: Approval

T. Gatling

A. BOARD ACTION

Motion: Pedoeem/ Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation of approval for Preliminary Plan reinstatement.

B. BOARD ACTION

Motion: Pedoeem/ Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Regulatory Extension Request until March 31, 2027.

Tsaiquan Gatling, Planner III, offered a multi-media presentation regarding the National Park Seminary. Further information can be found in the Staff Report dated December 8, 2025.

Mr. Gatling presented the request for reinstatement of Preliminary Plan No. 120050540, which expired on September 10, 2019, as well as an extension of the Preliminary Plan's validity period. Mr. Gatling also Mr. Gatling noted the Applicant is also requesting a 15-month extension of the regulatory review period for the related Preliminary Plan Amendment No. 12005054A and Site Plan No. 820200050 until March 31, 2027, to continue to work with Planning Staff to resolve all outstanding issues and meet deadlines for plan approval.

Lastly, Mr. Gatling noted comments were received after the posting of the Staff Report with concerns regarding environmental issues that will be addressed during the finalization of the Forest Conservation Plan.

Mike Razavi, the Applicant, offered brief comments regarding outstanding issues that will be focused on and modifications made to the plan since October.

Item 6. 24927 Burnt Hill Road, Administrative Subdivision Plan No. 620250080 and Final Forest Conservation Plan No. F20250380 (Public Hearing)

A. Administrative Subdivision Plan No. 620250080

Staff Recommendation: Approval with Conditions

B. Final Forest Conservation Plan No. F20250380

Staff Recommendation: Approval with Conditions

Application to create one lot for one single-family detached unit; located at 24927 Burnt Hill Road, Clarksburg, MD; AR Zone, 1985 Damascus Master Plan; request for approval of a Final Forest Conservation Plan to satisfy afforestation/reforestation requirements associated with Administrative Subdivision Plan No. 620250080.

M. Clayborne

A. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 5-0

Other:

Action: Approved Staff recommendation for approval of the Administrative Subdivision 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/ Hedrick

Vote: 5-0

Other:

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.

Mariah Clayborne, Planner II, offered a multi-media presentation regarding 24927 Burnt Hill Road. Further information can be found in the Staff Report dated December 3, 2025.

Ms. Clayborne stated the Applicant is proposing to create one lot for one new single-family detached residential unit with a new twelve-foot-wide driveway to the proposed lot from a shared common driveway. Ms. Clayborne noted the application is exempt from the minimum lot area and lot width requirements of the AR zone per Section 7.7.1.D.9. of the Zoning Ordinance and the Applicant is also seeking a waiver from Section 50-4.3.C.1.c.ii of the Subdivision Regulations.

Molly Stamets, Planner I, discussed the Final Forest Conservation Plan noting 5.03 acres of land will be placed into a Category I Conservation Easement.

Lastly, Ms. Clayborne noted the addition of a new condition, Condition Number 13, regarding Transferable Development Rights (TDRs).

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The Board asked questions regarding the Category I Conservation Easement and TDRs.

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

Item 7. POSTPONED - Shady Grove Bikeway and Safety Improvements Alternatives Analysis (Public Testimony Accepted)

The Planning Board will review proposed alternatives for pedestrian and bicycle safety improvements along Shady Grove Road between Darnestown Road and Midcounty Highway.

Staff Recommendation: Identify preferred alternative and transmit comments to the Montgomery County Department of Transportation and the Montgomery County Council Transportation and Environment Committee.

S. Aldrich

BOARD ACTION

Motion:

Vote:

Other:

Action: Postponed until January 8, 2025.

Item 8. Wilgus II Northpark Site Plan No. 820250100, Preliminary Plan Amendment No. 12020014A, and Forest Conservation Plan No. F20250850 (Public Hearing)

A. Site Plan No. 820250100

Staff Recommendation: Approval with Conditions

B. Preliminary Plan Amendment No. 12020014A

Staff Recommendation: Approval with Modified Conditions

C. Forest Conservation Plan No. F20250850

Staff Recommendation: Approval with Conditions

Request to modify the previous approved development density, uses and lotting program; and a request to develop Phase II with 138 back-to-back residential units and associated infrastructure and open space. Located at the northwest quadrant of the intersection of Josiah Henson Parkway and Towne Road, zoned CRN-0.75, C-0.0, R-0.75, H-50; CR-2.0, C-0.25, R-1.75, H-75; and CR-2.0, C-1.0, R-1.5, H-200, 2018 White Flint 2 Sector Plan area.

A. Bossi

A. 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, 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 Preliminary Plan cited above, subject to conditions, both newly proposed and modified during the meeting, 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 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.

Adam Bossi, Planner III, offered a multi-media presentation regarding Wilgus II Northpark. Further information can be found in the Staff Report dated December 8, 2025.

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Mr. Bossi stated the Preliminary Plan Amendment seeks to align the previously approved subdivision with the property's Sketch Plan Amendment, approved in February 2025, which reduced the scale and density of development for the eastern portion of the property to 625,594 square feet. The Preliminary Plan Amendment also requests to extend the validity period of the approved Adequate Public Facilities determination by five years. The Site Plan for Phase II includes 138 back-to-back townhouse units, three-bedroom Moderately Priced Dwelling Units (MPDUs), parks and open space, bike and pedestrian improvements, and a conditioned Parks contribution.

Natasha Fahim, Planner III, discussed the design of the project including the proposed open space, the breezeway that spans the entire project, and the through-block connection. Ms. Fahim further discussed the features of the Urban Park and through-block connection as well as the architecture of the two-over-two townhomes.

Bianca Noveno, Planner II, discussed the noise analysis and proposed mitigation. Ms. Noveno also discussed the Forest Conservation Plan for the project noting all tree removals and forest clearing were previously approved.

Mr. Bossi noted community correspondence was received regarding the undergrounding of utilities, bus stop relocation, and breezeway connection.

Lastly, Mr. Bossi noted corrections to Preliminary Plan Amendment Condition Numbers 1, 5, 52.g, and Preliminary Plan Amendment Finding 4, as well as Site Plan Condition Numbers 1, 4.f, 15.j and Site Plan Findings 1.e, 1.d.i, and 1.d.ii.

Robert Harris of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the back-to-back units, the urban park, undergrounding of utilities, and noted agreement to Staff's conditions. Mr. Harris offered further comments regarding the for-sale units as well as the streetscape and utilities along Towne Road.

The Board asked questions regarding the back-to-back townhouse units, whether the units were for sale or rental, unit balconies, and the streetscape and utilities along Towne Road.

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

Item 16. The University Boulevard Corridor Plan - Plan Adoption

Staff will provide a brief overview of the Montgomery County Planning Board Resolution to adopt the University Boulevard Corridor Plan.

Staff Recommendation: Approve the Resolution of Adoption for transmittal to the full Commission
J. McVary

BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Action: Approved Staff recommendation of the approval of the Resolution of Adoption for the University Boulevard Corridor Plan with transmittal to the full Commission.

Jessica McVary, Planning Supervisor, offered comments regarding the Resolution of Adoption for the University Boulevard Corridor Plan. Further information can be found in the Staff Report dated December 12, 2025.

Ms. McVary stated the Montgomery County Council approved the University Boulevard Corridor Plan by resolution 20-1010 on December 9, 2025, following a public hearing and six work sessions from September through December. Ms. McVary also stated Staff recommends approval of the Resolution of Adoption for transmission to the Full Commission, and review by the Full Commission on January 21, 2026.

Item 9. Cabin John Park: Preliminary Plan 120250080 and Final Forest Conservation No. F20250330 (Public Hearing)

A. Preliminary Plan No. 120250080

Staff Recommendation: Approval with conditions.

B. Final Forest Conservation Plan No. F20250330

Staff Recommendation: Approval with Conditions

Request 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.

M. Fuster

A. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained.

Action: Approved Staff recommendation for approval of the Preliminary 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.

B. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0-1

Other: Commissioner Bartley abstained.

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.

Marco Fuster, Planner III, offered a multi-media presentation regarding Cabin John Park. Further information can be found in the Staff Report dated December 8, 2025.

Mr. Fuster stated the Applicant is requesting to subdivide the property into three lots, for a new single-family dwelling on each lot with site access from a shared driveway off 80th Place where the existing driveway is located. Mr. Fuster also discussed the Final Forest Conservation Plan noting that the forest conservation requirements would be met by retaining 0.96 acres of on-site forest, including stream valley buffer and steep slopes, and through the protection of the retained forest by a Category I Conservation Easement. Mr. Fuster also noted that there would be impacts to 16 trees and removal of 12 trees, which will be mitigated by onsite mitigation tree plantings.

Lastly, Mr. Fuster discussed correspondence received with concerns regarding runoff, increased flooding, forest clearing, community character, multifamily housing, construction traffic, and fire and rescue access.

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Elizabeth Klimp, an adjacent property owner, offered a multi-media presentation and testimony regarding stormwater runoff, neighbor character, access on 80th Place, parking, and concerns with increased traffic.

Carolina Furukrona, an individual, offered a multi-media presentation and testimony regarding the narrow nature of 80th Place and 81st Street, emergency vehicle access, and safety concerns.

Nathan Canestaro, an adjacent property owner, offered testimony in opposition to the project and noted concerns with stormwater runoff, behavior of the developer, and property damage concerns.

Grace McGuire, an individual, offered testimony regarding the character of the neighborhood, loss of forest, and noted opposition to the project.

Scott Lewis of the Cabin John Citizens Association offered testimony requesting either denial or delay of the project. Mr. Lewis also offered comments regarding the culvert under MacArthur Boulevard.

Casey Cirner of Miles and Stockbridge offered comments on behalf of the Applicant noting agreement to Staff's conditions, as well as discussing the site's environmental features, zoning, construction traffic/parking, site access, stormwater management, Master Plan consistency, and concerns for community character.

Daniel Demaria of Potomac Heritage Homes offered comments regarding the company's development history within Montgomery County, interactions with the surrounding community on 80th Place and 81st Street, damage concerns, and parking.

The Board asked questions regarding interaction between the developer and the surrounding community, community engagement, vehicle parking on 80th Place and 81st Street, whether potential access to MacArthur Boulevard was explored, if the parcels were subdivided from a larger parcel, reasoning differing parcel boundaries, and possibility of a construction entrance only from MacArthur Boulevard.

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

David McKee of Benning and Associates offered comments regarding difference of lot boundaries and access from MacArthur Boulevard.

**Item 10. Seibel's Subdivision Lot 2, Preliminary Plan Amendment No.12006060A
(Public Hearing)**

Request for a new Adequate Public Facilities (APF) validity period to construct 12 townhouses on approximately two acres; located on the west side of Greencastle Road; 1,800 feet south of the intersection with Robey Road; TLD Zone; 2023 Fairland and Briggs Chaney Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of the Resolution

E. Tettelbaum

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval and adoption of resolution for the Preliminary Plan Amendment.

Emily Tettelbaum, Planner III, offered a multi-media presentation regarding Seibel's Subdivision Lot 2. Further information can be found in the Staff Report dated December 8, 2025.

Ms. Tettelbaum stated the Applicant is requesting a new APF finding and validity period to allow for the construction of 12 townhouses. Ms. Tettelbaum also stated the only element changing with this Amendment is the paving material for the fire and rescue access connection with the adjacent townhouse community to the south. Otherwise, the approved Preliminary and Site Plan remain unchanged.

Lastly, Ms. Tettelbaum noted corrections to the Staff Report on pages 1 and 6 regarding the Applicant and the Resolution mailing date for the Preliminary Plan approval and noted the corrections have been reflected in the Resolution.

LaDonna Clemons of the Greencastle HOA offered testimony regarding support for the project and requested construction of the emergency access lane.

Jeff Lewis of Site Solutions offered brief comments on behalf of the Applicant regarding construction of the emergency access lane.

The Board asked questions regarding the timing of construction of the driveway access off Greencastle Road.

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Andrew Battle, the owner of the Property, offered brief comments timing of construction for the driveway access off Greencastle Road.

Item 11. POSTPONED - Iglesia De Cristo Mi El Maryland: Preliminary Plan No.120220040 and Forest Conservation Plan No. F20260290 (Public Hearing)

A. Preliminary Plan No.120220040
Staff Recommendation: Approval with Conditions

B. Forest Conservation Plan No. F20260290
Staff Recommendation: Approval with Conditions

Application to create one lot for a religious assembly building and a parsonage; located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court, RNC zone, 7.17 acres, 2005 Olney Master Plan.

J. Casey

BOARD ACTION

Motion:

Vote:

Other:

Action: **Item postponed.**

Item 12. Waters Village, Preliminary Plan Amendment No. 12022020A, Site Plan Amendment No. 82022026A and Forest Conservation Plan Amendment No. F20250730 (Public Hearing)

A. Preliminary Plan Amendment No. 12022020A

Staff Recommendation: Approval with Conditions

B. Site Plan Amendment No. 82022026A

Staff Recommendation: Approval with Conditions

C. Forest Conservation Plan Amendment No. F20250730

Staff Recommendation: Approval with Conditions

Application to replace a drive-thru restaurant use with a retail use, increase the approved retail square footage by approximately 3,000 square feet, update the associated infrastructure and provide material substitutions; located at 19621 Waters Road, Germantown, MD; 3.6 acres; CRT 1.0 C-0.75 R-0.75 H-65 zone; 2019 MARC Rail Communities Sector Plan

J. Casey

A. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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.

B. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Site Plan Amendment 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.

C. BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Final Forest Conservation 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.

Jonathan Casey, Planner III, offered a multi-media presentation regarding Waters Village. Further information can be found in the Staff Report dated December 8, 2025.

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Mr. Casey noted corrections to Preliminary Plan Condition Numbers 7 and 13.

Mr. Casey stated the Applicant is requesting to increase the total commercial square footage from 29,880 square feet to 32,860 square feet, change the use of Building C from a restaurant with a drive-thru to a retail use, and modify the site infrastructure surrounding Buildings B2 and C, drive aisles, parking, sidewalks, stormwater management, and landscaping. Mr. Casey also discussed the Final Forest Conservation Plan Amendment noting an afforestation requirement of 0.63 acres, which will be met offsite.

Stuart Barr of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding timeline for development of the Property.

Item 13. Seneca Meadows, Preliminary Plan Amendment No. 11998004C, Site Plan Amendment No. 81998037A, Forest Conservation Plan No. F20250640 (Public Hearing)

A. Preliminary Plan Amendment No. 11998004C

Staff Recommendation: Approval with Conditions

B. Site Plan Amendment No. 81998037A

Staff Recommendation: Approval with Conditions

C. Final Forest Conservation Plan No. F20250640

Staff Recommendation: Approval with Conditions

Application to convert unbuilt office use density into residential use density to create 72 lots for 72 townhouses, including 12.5 percent MPDUs. Located on Seneca Meadows Parkway, 812 feet west of Observation Drive, Germantown; CRT-2.0, C-1.75, R-0.75, H-145 T; Germantown Transit Mixed Use Overlay; 156.5 acres; 1989 Germantown Master Plan, 2009 Germantown Employment Area Sector Plan.

P. Estes

A. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment 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 Bartley was necessarily absent.

Action: Approved Staff recommendation for approval of the Site Plan Amendment 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.

C. BOARD ACTION

Motion: Pedoeem/Linden

Vote: 4-0

Other: Commissioner Bartley 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.

Phillip Estes, Planner III, offered a multi-media presentation regarding Seneca Meadows. Further information can be found in the Staff Report dated December 5, 2025.

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Mr. Estes stated the Preliminary Plan Amendment proposes to convert a total of 162,401 square feet of unbuilt commercial density to residential density, create 72 lots for 72 townhouse units, extinguish the deed for future dedication of Parcel L, and build a shared use path on Parcel L that links Ridge Road with Seneca Meadows Parkway. Mr. Estes noted the total approved overall Preliminary Plan density square footage of 1,526,270 remains unchanged.

Mr. Estes stated the Site Plan Amendment concerns a smaller area within the overall Property and proposes 72 townhouse units, public use space with recreational amenities, a shared-use path, upgrades to the sidewalk on Seneca Meadows Parkway, a sidepath on Ridge Road, and private roads and alleys.

Roberto Duke, Planner III discussed the site design including the rear-loaded townhouse units, public use spaces including the central playground and pocket parks, and increased connectivity for pedestrians and cyclists.

Florence Dwyer, Transportation Planner II, discussed transportation improvements for the project and noted no further LATR is required.

Molly Stamets, Planner I, discussed the Final Forest Conservation Plan stating Phase 4 covers areas of the Property that were not covered by previous phases. Ms. Stamets also discussed the noise analysis and noise attenuation.

Lastly, Mr. Estes noted a correction to Staff Report page 8 and Preliminary Plan Amendment Condition Numbers 8, 14, 14a, 15b.iv, and 25d as well as Site Plan Amendment Condition Numbers 4b, 9b, and 9d.

Steve Robins of Lerch, Early, and Brewer offered comments on behalf of the Applicant regarding the deed for extinguishment and noted agreement with Staff's conditions.

Item 14. ZTA 25-14, Optional Method Public Benefits – Overlay Zones (Public Testimony Accepted)

ZTA 25-14 amends various Overlay Zones to make them consistent with the new system of calculating Public Benefits and provides legacy protections to the existing public benefits in the Overlay Zones by adding them to the retained code section in Division 59-8.

Staff Recommendation: The Planning Board transmit comments to the District Council.

B. Berbert

BOARD ACTION

Motion: Pedoeem/Hedrick

Vote: 4-0

Other: Commissioner Bartley was necessarily absent.

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

Benjamin Berbert, Planner III, offered a multi-media presentation regarding ZTA 25-14, Optional Method Public Benefits – Overlay Zones. Further information can be found in the Staff Report dated December 11, 2025.

Mr. Berbert stated this ZTA is the second and final ZTA necessary to implement the recommendations from the Incentive Zoning Update, which the Board reviewed and supported in June 2024. The first ZTA implementing the Incentive Zoning Update is ZTA 25-05/Ordinance 20-21, which was reviewed by the Board in May 2025 and adopted by the full District Council on July 29, 2025. ZTA 25-05 laid the foundation for the updated public benefits for optional method of development with changes to the public benefit methodology, but did not update any of the Overlay Zones, some of which have provisions that modify the public benefit system for optional method development projects within that Overlay Zone.

Mr. Berbert also stated the ZTA amends the following Overlay Zones to ensure they are consistent with the new optional method public benefit system: Bethesda (B), Downtown Silver Spring (DSS), Germantown Transit Mixed Use (GTMU), Great Seneca Life Science (GSLs), and Transferable Development Rights (TDR). Mr. Berbert discussed Staff's recommendations for each of the Overlay Zones and Division 8.4 Legacy Code in greater detail. Lastly, Mr. Berbert noted Staff recommends supporting ZTA 25-14, with the minor amendments.

The Board asked questions regarding next steps and Staff offered comments and responses.