

POOLESVILLE P-260, PRELIMINARY PLAN NO. 120250220, REGULATORY EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period for 9 months, from January 1, 2026, until October 1, 2026. A development application to create four residential lots.

COMPLETED: 12/12/2025

PLANNING BOARD HEARING DATE: 12/18/2025

MCPB ITEM NO. 3

Planning Staff

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LOCATION/ADDRESS

Parcel P-260 on Jerusalem Church Road, 970 feet north of Jerusalem Road, Poolesville

MASTER PLAN

1980 Preservation of Agriculture & Rural Open Space Functional Master Plan

ZONE

R-200

PROPERTY SIZE

4.62 acres

APPLICANT

MAB of Maryland 6, LLC

ACCEPTANCE DATE

September 3, 2025

REVIEW BASIS

Chapters 59 & 50

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this time period.
- The Application was accepted on September 3, 2025, which established a Planning Board date no later than January 1, 2026.
- The Applicant requests to extend the review period from January 1, 2026, until October 1, 2026.
- The Applicant is working on water table and perc testing with Montgomery County Department of Permitting Services (DPS) Well & Septic.
- The Planning Board hearing on the application may occur before the review period ends and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends the APPROVAL of the extension request.

Attachment: A – Applicant request and Form