

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED  
MINUTES AND SUMMARY

SUMMARY  
**Thursday, January 29, 2026**  
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, January 29, 2026, beginning at 9:09 a.m. and adjourning at 5:20 p.m.

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

Items 1 through 4, Item 6, Item 7, and Item 13 were discussed in that order and reported in the attached Minutes.

Vice Chair Linden left the meeting at 1:00 p.m. and was necessarily absent for Item 13. Vice Chair Linden rejoined the meeting for Item 9 and was present for the remainder of the meeting.

The Planning Board recessed for lunch at 2:14 p.m. and reconvened in the auditorium and via video conference to return to open session at 2:34 p.m. to discuss Items 9 through 12, as reported in the attached Minutes.

There being no further business, the meeting adjourned at 5:20 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 5, 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. National Park Seminary Preliminary Plan No. 120050540 - MCPB No. 25-138

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Adopted the Resolution above, as submitted.

2. Waters Village Preliminary Plan Amendment No. 12022020A - MCPB No. 25-151
3. Waters Village Site Plan Amendment No. 82022026A - MCPB No. 25-152
4. Waters Village Forest Conservation Plan No. F20250730 - MCPB No. 25-153

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 4-0-1

**Other:** Commissioner Bartley abstained due to being absent for the original vote.

**Action:** Adopted the Resolutions above, as submitted.

**B. Approval of Minutes**

1. Minutes for December 11, 2025

**BOARD ACTION**

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

**Other:**

**Action:** Approved Planning Board Meeting Minutes of December 11, 2025, as submitted.

**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. 220250140, H.B.K.Y.'s Addition to Bradford's Rest**

RE-1 zone; 1 lot; located on the northeast side of Muncaster Mill Road (MD 115), 700 feet northwest of Norbeck Road (MD 28); Olney Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**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)**

**Korean Mission Church, Preliminary Plan No. 120240050, Regulatory Extension Request No. 6 - Request to extend the regulatory review period until March 5, 2026.**

An application to create one lot for one existing single-family detached dwelling unit and one lot for a religious institution, including adult daycare; Located at 1201 Ashton Road, on the south side of Ashton Road, approximately 3,600 feet west of the Howard County line; 28.22 acres, RC zone and 1998 Sandy Spring/Ashton Master Plan.

*Staff Recommendation: Approval of the Extension Request*

J. Casey

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Item 4. Roundtable Discussion**

Planning Director's Report  
J. Sartori

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Received briefing.**

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

Mr. Sartori discussed the upcoming items to be discussed at the Planning, Housing, and Parks (PHP) Committee Work Sessions and noted the Maryland General Assembly Legislative Session is now in progress. Mr. Sartori gave an overview of information he recently shared with the County delegation regarding housing affordability within Montgomery County and discussed home demolitions, new home sizes, average home sales prices, neighborhood attainability, market pressure, homeownership disparities, rent growth, housing production, and housing production comparisons to other jurisdictions.

Mr. Sartori also highlighted upcoming Black History Month events and blog posts. Lastly, Mr. Sartori discussed recent personnel updates for Kenneth Derryberry and Jane Peuser. Mr. Sartori also welcomed Ralph Sherrill to the Management Services Division and offered Luwei Wang well wishes in her new journey with Prince George's Planning.

The Board asked questions regarding housing production differences between other jurisdictions, specifically Fairfax County.

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

**Item 5. POSTPONED - 2025 North Bethesda Biennial Monitoring Report**

The North Bethesda Biennial Monitoring Report (NBBMR) is a periodic assessment of the progress made towards implementing the 2010 White Flint Sector Plan, as required by the Sector Plan's monitoring framework.

*Staff Recommendation: Transmit the 2025 Biennial Monitoring Report to the County Council and County Executive.*

A. Vogel

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed to February 12, 2026.**

**Item 6. Chaberton Solar Victoria LLC – Mandatory Referral No. MR2026010 and Forest Conservation Plan No. F20260280 (Public Hearing)**

Proposal to construct a 2-Megawatt solar array on 12.2 acres of land, within a 42-acre property, in the RC zone located at 15220 River Road in Potomac.

A. Mandatory Referral No. MR2026010

*Staff Recommendation: Approval and transmittal of comments*

B. Forest Conservation Plan No. F20260280

*Staff Recommendation: Approval with Conditions*

A. Bossi

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-0-1**

**Other: Commissioner Bartley abstained.**

**Action: Approved Staff recommendation for approval to transmit comments, with additional comments discussed during the hearing, to the Applicant and the Montgomery County Department of Permitting Services (MCDPS), as stated in a transmittal letter to be prepared at a later date.**

**B. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-1**

**Other: Commissioner Bartley voted nay.**

**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 Chaberton Solar Victoria LLC. Further information can be found in the Staff Report dated January 19, 2026.

Mr. Bossi stated the proposed project is a two-megawatt community solar facility that will occupy 12.2 acres of land in the northern portion of the property, with vehicular access from the north via Manor Stone Drive. The entire array area will have a 35-foot buffer and be bordered by a 7-8-foot fence.

Molly Stamets, Planner I, discussed the Forest Conservation Plan noting the Applicant will retain the entirety of the existing forest onsite and will protect the forest and stream valley buffer area in a Category I Conservation Easement. Ms. Stamets also stated the Applicant submitted a variance request for the removal of two trees.

Mr. Bossi noted community correspondence was received noting concerns for construction impacts, landscape/environmental impacts, wildlife impacts, compatibility, the existing adjacent solar project, and utility/grid impacts.

The following individuals offered testimony:

**In Person:**

Paul Garrett (Individual)  
Diego Calderon (Individual)  
Karen Kalla (Individual)  
Allison Kozicharow (Individual)  
Mary Farrar (Individual)  
Gregory Prince (Individual)  
Dr. Donald Hoffman (Individual)  
Pamela DuBois (Darnestown Civic Association)  
Aprile Pilon Clayton (Individual)  
Hilda Johanna Hoffman (Individual)

**Virtual via Teams:**

Joseph Gardemal (Individual)  
Autumn Metzger (Individual)  
Carol Van Dam Falk (Individual)  
Ginny Barnes (West Montgomery County Citizens Association)

Mr. Garrett, Mr. Prince, Ms. Pilon Clayton, and Ms. Hoffman offered multimedia presentations with their testimony.

Fancoise Carrier of Bregman, Berbert, Schwartz, and Gilday offered a brief overview of the Renewable Energy Certainty Act (RECA) with regard to community solar. Ms. Carrier also offered further comments on behalf of the Applicant regarding Montgomery County's process, forest conservation requirements, and community concerns.

Michael Doniger of Chaberton offered a multimedia presentation and comments regarding Chaberton's recent achievements, environmental concerns, community engagement, RECA requirements, and Chaberton's approach to how projects are developed. Mr. Doniger offered further comments regarding the cisterns, transformers, differences between various Chaberton projects, number of DPS permits that will be obtained, potential impacts to the surrounding neighborhood, protect timeline, and potential benefits to the community.

The Board asked questions regarding the type of fence proposed for the western side of the property, cisterns, how a fire could potentially start, status of transformers, differences between solar panels, timeline of the Chaberton Santa Rosa project, number of permits that will be obtained from DPS, timeline for the Victoria project, location of available household subscriptions, Forest Conservation Plan responsibility if the project is sold, potential for pollinator friendly plantings, and possibility for enhancing the stream valley buffer.

Staff, including Matthew Mills, Senior Counsel, offered comments and responses to the Board's questions.

Montgomery County Planning Board  
Public Meeting Minutes of January 29, 2026

The Board requested additional comments be transmitted regarding plantings to be included underneath the solar plantings (pollinator friendly and natural grasses).

**Item 7. Chaberton Solar Victoria II LLC – Mandatory Referral No. MR2026011  
(Public Hearing)**

Proposal to construct a 1.25-Megawatt solar array on 8.3 acres of land, within a 42-acre property, in the RC zone located at 15220 River Road in Potomac.

*Staff Recommendation: Approval and transmittal of comments*

A. Bossi

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 4-1**

**Other: Commissioner Bartley voted nay.**

**Action: Approved Staff recommendation for approval to transmit comments, with additional comments discussed during the hearing, to the Applicant and the Montgomery County Department of Permitting Services (MCDPS), as stated in a transmittal letter to be prepared at a later date.**

Adam Bossi, Planner III, offered a multi-media presentation regarding Chaberton Solar Victoria II LLC. Further information can be found in the Staff Report dated January 19, 2026.

Mr. Bossi stated the proposed project is a 1.25-megawatt community solar facility that will occupy 8.3 acres of land in the southern portion of the Subject Property, with vehicular access from the south via River Road. The entire array area will have a 35-foot buffer and be bordered by a 7-foot-high fence which increases to 8-feet tall in key areas. The application proposes an access point at the northern boundary of the property from Manor Stone Drive and another access point along River Road to the south.

Mr. Bossi noted community correspondence was received noting concerns for construction impacts, landscape/environmental impacts, wildlife impacts, compatibility, the existing adjacent solar project, and utility/grid impacts.

The following individuals offered testimony:

**In Person:**

Paul Garrett (Individual)

Karen Kalla (Individual)

Allison Kozicharow (Individual)

Gregory Prince (Individual)

Mary Farrar (Individual)

Dr. Donald Hoffman (Individual)

Pamela DuBois (Darnestown Civic Association)

Aprile Pilon Clayton (Individual)

Hilda Johanna Hoffman (Individual)

JaLynn Prince (Individual)

**Virtual via Teams:**

Autumn Metzger (Individual)

Ms. Pilon Clayton and Ms. Hoffman offered multimedia presentations with their testimony. Ms. Prince offered a photo of a map during her testimony.

Francoise Carrier of Bregman, Berbert, Schwartz, and Gilday offered a brief overview of the Renewable Energy Certainty Act (RECA) with regard to community solar. Ms. Carrier also offered comments on behalf of the Applicant regarding wildlife friendly fencing, fire access, and the location of the privacy fence.

Michael Doniger of Chaberton offered a multimedia presentation and comments regarding a summary of the project, community outreach, concerns for critical habitats and bat population, benefits to the community, and engagement efforts with the Hoffmans.

The Board held discussion regarding the potential for additional effective environmental plantings within the stream valley buffer and asked what types of additional plantings could be planted in the stream valley buffer.

Amy Lindsey, Environmental Regulatory Supervisor, offered comments and responses.

The Board requested additional comments be transmitted regarding additional effective environmental plantings within the stream valley buffer.

**Item 8. POSTPONED - Burial Sites Inventory Historic Context Briefing**

Progress and purpose for developing a historic context for burial sites as part of the historic preservation master planning process.

*Staff Recommendation: Briefing*

B. Crane

**BOARD ACTION**

**Motion:**

**Vote:**

**Other:**

**Action: Postponed to February 5, 2026.**

**Item 13. Legislative Update**

- A. HB 47 Commission on State and Local Gov. Real Property Bearing Confederate Names  
*Staff Recommendation: Support with Amendments*
  - B. HB 160 State and Local Government Real Property Confederate Naming Prohibited  
*Staff Recommendation: Support with Amendments*
  - C. SB 267 BAMBY Land Use – Residential Housing – Oversight, Regulation, and Taxation  
*Staff Recommendation: Support with Amendments*
  - D. SB 181 Hunting-Lead and Lead-Based Ammunition-Phase Out  
*Staff Recommendation: Informational*
  - E. SB 284 Budget Reconciliation and Financing Act of 2026 (BRFA re: Program Open Space)  
*Staff Recommendation: Informational*
  - F. SB 36/ HB329 Silver Starter Homes Act  
*Staff Recommendation: Support with Amendments*
- D. Borden / J. Baucum Colbert

**A. BOARD ACTION**

**Motion:**

**Vote: 4-0**

**Other: Vice Chair Linden was necessarily absent.**

**Action: The Board agreed by consensus to approve Staff recommendation for support of HB 47.**

**B. BOARD ACTION**

**Motion:**

**Vote: 4-0**

**Other: Vice Chair Linden was necessarily absent.**

**Action: The Board agreed by consensus to approve Staff recommendation for support of HB 160, with amendments.**

**E. BOARD ACTION**

**Motion:**

**Vote: 4-0**

**Other: Vice Chair Linden was necessarily absent.**

**Action: The Board agreed by consensus to approve Staff recommendation for support to draft a letter regarding SB 284.**

Debra Borden, General Counsel, and Jordan Baucum Colbert, Senior Government Affairs Analyst, gave an overview and briefed the Board on Program Open Space and HB 47, HB 160, SB 267, SB 181, SB 284, and SB 36/HB 329. Further information on the bills can be found under the Agenda for January 29, 2026.

**HB 47**

Ms. Borden gave an overview of HB 47 and discussed Staff's initial review and comments. Ms. Borden stated bill establishes the Commission on State and Local Government Real Property

Bearing Confederate Names to develop and implement a framework to identify real property owned by the State or a political subdivision that bears a Confederate name. It also requires the Commission to hire an archivist (to be an employee of the State Archives) to assist with this work and ultimately make recommendations regarding the real property that should be renamed, and report its findings to the Governor, the Mayor and City Council of Baltimore City, the governing body of each county, and the General Assembly by October 1, 2033. Ms. Borden noted Staff would recommend supporting the bill either with or without amendments. MS. Borden also noted Staff would like to provide information and background in Annapolis.

The Board asked whether the Commission on State and Local Government Real Property Bearing Confederate Names would seek out properties, street, and institutions to rename. The Board also asked questions regarding the length of time requested to develop and implement framework to identify real property.

Staff, including Matthew Mills, Senior Counsel, offered comments and responses to the Board's questions.

The Board agreed by consensus to support the bill.

### **HB 160**

Ms. Borden gave an overview of HB 160 and discussed Staff's initial review and comments. Ms. Borden stated the bill prohibits a State entity or a political subdivision of the State from assigning a Confederate name to real property owned by the State or political subdivision.

The Board asked questions regarding enforcement and if the Confederate definition would apply to all forms of service.

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

The Board agreed by consensus to support the bill with amendments.

### **SB 267**

Ms. Borden gave an overview of SB 267 noting the bill establishes certain policies and processes to facilitate the development of residential housing in the State. It requires an entity that owns residential real property in the State to make a certain certification to the Department of Housing and Community Development. Ms. Borden stated the bill also authorizes a local jurisdiction to establish an administrative process to review, approve, modify, or deny certain housing development project applications. Additionally, Ms. Borden noted the bill requires certain local jurisdictions and the Maryland–National Capital Park and Planning Commission to establish processes to evaluate the completeness of residential or mixed–use development project applications and specifying the standards applicable to certain complete and approved development applications. Ms. Borden discussed the initial review and comments.

The Board asked if the bill decreases local control or whether it will limit the County's zoning authority, and Staff offered comments and responses.

The Board held further discussion regarding the need for more information. Jason Sartori, Planning Director and Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor stated Planning Staff could provide additional review of the bill and revisit at a future Planning Board meeting.

### **SB 181**

Ms. Borden gave an overview of SB 267 noting the bill requires the Department of Natural Resources (DNR) to require, through a certain phasing-out process, the use of nonlead ammunition for the hunting of all game species on or before a certain date under certain circumstances. The bill permits DNR to decide when lead-based ammunition is "unavailable". Ms. Borden noted the Commission foresees potential impacts on our programs, most notably sharp-shooting deer control initiatives. Ms. Borden also noted concerns with availability of other forms of ammunition and stated Staff will monitor how the bill progresses and potentially engage with the sponsor.

The Board offered comments regarding the need for further defining "commercially available" and potentially suggesting language to state that other ammunition types should be as readily available as lead ammunition.

Ms. Borden noted Staff will gather more information and return to the Board when there is an update.

### **SB 284**

Ms. Borden gave an overview of SB 284 noting the bill is proposing to substitute use of Program Open Space funds for General Obligation (GO) Bonds, which could affect projects that are ongoing as well as future projects. Ms. Borden noted Staff is requesting to draft a letter explaining potential impacts to both Montgomery and Prince George's Counties.

The Board asked if the GO Bonds would be State GO Bonds, and Staff, including Miti Figueredo, Montgomery Parks Director, offered comments and responses.

The Board agreed by consensus to support Staff's request to draft a letter regarding SB 284.

### **SB 36/ HB329**

Jason Sartori, Planning Director, offered a multimedia presentation regarding an analysis performed addressing the minimum lot size (5,000 square feet) portion of the bill. Mr. Sartori discussed the applicable zones and associated minimum detached house lot sizes, water and sewer applicability by zone, PFA Applicability by zone, and transit buffer applicability by zone.

The Board asked questions regarding the water and sewer applicability zone, impacts to the R-60 and RE2 zones, and what possible guidelines Planning would suggest.

Montgomery County Planning Board  
Public Meeting Minutes of January 29, 2026

The Board also held discussion on the different applicability scenarios presented by Staff and requested Planning Staff return to a future Planning Board meeting with proposed options.

**Item 9. MD 390 (16th Street) Bikeway – Mandatory Referral No. MR2026003 (Public Hearing)**

Mandatory Referral for the design and construction of two-way separated bike lanes on the east side of MD 390 (16th Street) between Spring Street and Second Avenue.

*Staff Recommendation: Approval with comments*

S. Aldrich

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval to transmit comments to the Applicant and the Maryland Department of Transportation State Highway Administration, as stated in a transmittal letter to be prepared at a later date.**

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the MD 390 (16th Street) Bikeway. Further information can be found in the Staff Report dated January 22, 2026.

Ms. Aldrich stated the MD 390 (16th Street) Pedestrian and Bicycle Route Project proposes pedestrian and bicycle improvements to connect the two-way separated bike lanes proposed on the MD 97 - Montgomery Hills project to Downtown Silver Spring, the proposed Capital Crescent Trail, and the proposed Woodside Purple Line station. The project is located north of downtown Silver Spring, from Second Avenue to Spring Street, covering a distance of 0.57 miles. Ms. Aldrich also stated the Maryland Department of Transportation – State Highway Administration (MDOT SHA) is proposing reducing northbound vehicle travel lanes on 16th Street from three to two lanes and the space repurposed from the third lane will be used to install pedestrian and bicycle facilities from Spring Street to Second Avenue. Ms. Aldrich discussed cross sections for the northern section, the CSX bridge section, and the southern section of the project, as well as Master Plan consistency, Complete Streets Design Guide conformance, pedestrian level of comfort, bicycle level of traffic stress, peak hour traffic operations, and overall design in greater detail.

Ms. Aldrich also noted the Montgomery County Department of Transportation (MCDOT) provided comments regarding the project and Ms. Aldrich discussed Staff's recommended comments in greater detail.

Juanita Hardy of the Woodside Way Homeowners Association offered testimony noting concerns regarding impacts to the Woodside Way property both before and during construction and stated the community is engaged with MCDOT regarding the concerns.

The Board asked questions regarding the number of travel lanes over the CSX bridge section, location of the protected spacing, peak hour traffic operations, the alignment of the bike lane at the intersection of 16<sup>th</sup> Street and Spring Street, the buffer between the bike lane and pedestrian path, and the timing of implementation for the project.

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

Montgomery County Planning Board  
Public Meeting Minutes of January 29, 2026

MarieFrance Guiteau of MDOT SHA offered comment and responses to the Board's questions regarding the project timeline for implementation.

Matt Johnson of MCDOT offered comments and responses regarding the alignment of the bike lane at the intersection of 16<sup>th</sup> Street and Spring Street.

**Item 10. Reach Hub at A. Mario Loiederman M.S. Mandatory Referral No. 2025021  
(Public Hearing)**

Montgomery County Public Schools is proposing a Resilience, Education, Action, Climate, and Habitat (REACH) Hub at the A. Mario Loiederman Middle School which will include solar arrays, an urban farm, outdoor classrooms, market area, welcome garden, wayfinding, and art. The Site is located at 12701 Goodhill Road on 17.07 acres of land within the R-60 Zone and the 1989 Master Plan for the Communities of Kensington and Wheaton.

*Staff Recommendation: Approval and Request to transmit comments to the Montgomery County Public Schools*

T. Graham

**BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval to transmit comments to the Applicant and the Montgomery County Public Schools (MCPS), as stated in a transmittal letter to be prepared at a later date.**

Tamika Graham, Planner III offered a multi-media presentation regarding the Reach Hub at A. Mario Loiederman Middle School. Further information can be found in the Staff Report dated January 16, 2026.

Montgomery County Public Schools (MCPS) is proposing a Resilience, Education, Action, Climate, Habitat (REACH) Hub at the A. Mario Loiederman Middle School. Ms. Graham stated the REACH Hub at this site is a pilot project to help explore the installation of solar energy and resilient energy systems on County public school properties. Ms. Graham discussed the five proposed improvement areas that will be used during school hours and after hours for the farm, amphitheater, market space, and outdoor classrooms. Except for the accessory greenhouse, there are no other proposed buildings as a part of this Project. Other improvements that run along the western edge of the existing tennis courts include the installation of four stump benches and two shipping containers repurposed for emergency resource storage and battery storage.

Ms. Graham stated no changes are proposed to the building's footprint, parking count, or vehicular circulation, although minor path additions are proposed, and some existing paths are being upgraded for ADA compliance.

The Board asked questions regarding current status of improvements and any potential interest from MCPS to explore agrivoltaic crop production.

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

Harris Trobman of MCPS offered comments regarding agrivoltaic crop production and funding.

**Item 11. 20300-20350 Century Blvd., Administrative Plan No. 620260080, Expedited Approval Plan No. E20260020, and Forest Conservation Plan No. F20260250 (Public Hearing)**

Request to develop 297 residential dwelling units within a multi-family building and a parking structure, three live-work units, 56 two-over-two residential dwelling units, including 14.7 percent MPDUs; utilizing a Commercial to Residential Reconstruction Plan; located at 20300-20350 Century Boulevard, Germantown; approximately 500-feet southeast of the intersection of Century Boulevard and Clover Leaf Center Drive; CR-2.0, C-1.25, R-1.0, H145T; 6.93 acres; 2009 Germantown Sector Plan.

A. Administrative Plan No. 620260080  
*Staff Recommendation: Approval with Conditions*

B. Expedited Approval Plan No. E20260010  
*Staff Recommendation: Approval with Conditions*

C. Forest Conservation Plan No. F20260250  
*Staff Recommendation: Approval with Conditions*  
M. Beall/P. Estes

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

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

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Expedited Approval 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.**

**C. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**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.**

Montgomery County Planning Board  
Public Meeting Minutes of January 29, 2026

Mark Beall, Planner IV, offered a multi-media presentation regarding 20300-20350 Century Blvd. Further information can be found in the Staff Report dated January 16, 2026.

Mr. Beall stated the Applicant is proposing the redevelopment of the existing commercial office building into a residential community consisting of a four-story multifamily building for up to 297 units with structured parking, 56 two-over-two units, three live-work units, 14.7 percent MPDUs, parcels for private roads, open space and stormwater management.

Mr. Beall discussed the transportation and street network for the project noting the Applicant will provide three feet of dedication, Private Street A, and Alleys A and B. Frontage improvements will include a 10-foot sidepath and 8-foot street buffer which will narrow slightly where constrained.

Mr. Beall also discussed the Forest Conservation Plan noting 1.07 acres of afforestation will be met by an M-NCPPC approved forest bank or, if no banks are available, paying a fee-in-lieu to the Forest Conservation Fund. Mr. Beall noted a correction to page 46 of the Staff Report regarding the number of acres for afforestation.

Matt Gordon of Selzer Gurvitch offered comments on behalf of the Applicant regarding the live-work units and noted the Applicant's agreement with the conditions. Mr. Gordon offered further comments to the Board's questions regarding the project's live-work, MPDU, and affordable units as well as Public Open Space accessibility.

Chris Love of Capital City Real Estate offered comments regarding the range of housing types the project will offer. Mr. Love offered further comments regarding the project's construction timeline.

Andres Rubio of Niles Bolton offered a multimedia presentation and comments regarding the architecture and design of the project. Mr. Rubio offered further comments to the Board's questions regarding garage access, location of the pool, accessibility of the Public Open Space, and wayfinding.

The Board asked questions regarding the structured parking, reasoning for the need for the live-work units, garage access, location of the pool, accessibility of the Public Open Space, wayfinding, timeline for construction, and whether pedestrian access through Century Boulevard to Crystal Rock Drive was explored.

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

**Item 12. Shady Grove Station Preliminary Plan Amendment No. 12012008H, Westside at Shady Grove (Block U) Site Plan No. 820260010, and Final Forest Conservation No. F20260080 (Public Hearing)**

Application to convert 43,000 square feet of approved and unbuilt retail use density into 40 townhouse units and create 40 lots, including a minimum of 12.5 percent of workforce housing units. Located at the southeast quadrant of Shady Grove Road and Crabbs Branch Way; 90 acres; CRT-1.0, C-0.25, R-0.75, H-90, TDR; 2006 Shady Grove Minor Master Plan Amendment.

A. Preliminary Plan Amendment No. 12012008H  
*Staff Recommendation: Approval with Conditions*

B. Site Plan No. 820260010  
*Staff Recommendation: Approval with Conditions*

C. Final Forest Conservation No. F20260080  
*Staff Recommendation: Approval with Conditions*  
P. Estes/A. Lindsey/F. Dwyer/N. Fahim

**A. BOARD ACTION**

**Motion: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Preliminary Plan Amendment cited above, subject to conditions and modifications discussed 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: Hedrick/Pedoeem**

**Vote: 5-0**

**Other:**

**Action: Approved Staff recommendation for approval of the Site Plan cited above, subject to conditions and modifications discussed 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: Hedrick/Pedoeem**

**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.**

Phillip Estes, AICP, Planner III, offered a multi-media presentation regarding Shady Grove Station. Further information can be found in the Staff Report dated January 16, 2026.

Montgomery County Planning Board  
Public Meeting Minutes of January 29, 2026

Mr. Estes noted a letter of support was received and the Applicant coordinated with the Shady Grove Implementation Advisory Committee, including the Shady Grove Westside community, which indicated support.

Mr. Estes stated the Preliminary Plan Amendment will convert 43,000 square feet of approved and unbuilt retail use density to create 40 lots for 40 townhouse units, and create a parcel for the private alley/street. There will be no increase in the overall number of dwelling units or density. The Site Plan proposes 40 townhouse units, including five workforce units, public use space with recreational amenities, a pedestrian path across the property, and internal vehicular circulation via the private alley/street.

Natasha Fahim, Planner III, discussed the design aspects for the project including the community garden, sport field, and plaza with shade structure.

Mr. Estes discussed the transportation aspects and frontage improvements for the project and noted the Final Forest Conservation Plan Amendment No. F20260080 amends and replaces all previously approved forest conservation plans on the Property. Mr. Estes stated the Forest Conservation Plan Amendment proposes 0.04 acres of LOD in a right-of-way that was deducted, 0.03 acres of additional forest clearing, and 0.03 (in watershed) or 0.04 (outside of watershed) of required forest planting.

Lastly, Mr. Estes noted revised Preliminary Plan Condition Number 10 and the addition of Site Plan Condition Number 17.i.

Phillip Hummel of Shulman Rogers offered comments on behalf of the Applicant noting agreement with Staff's proposed conditions.

McLean Quinn of EYA offered a multimedia presentation and comments regarding the Westside at Shady Grove development history, community connections to urban fabric, and collaboration between agencies. Mr. Quinn offered further comments to the Board's questions regarding retail for The Sage at Westside and the timeline for construction of the project.

Alexander Collich of EYA offered a multimedia presentation and comments regarding the Block U concepts, development plan, and the collaborative process to create Westside's amenities. Mr. Collich also provided an update on The Sage at Westside and the timeline of completion.

The Board asked questions regarding the workforce living units, whether The Sage at Westside will have retail, and the timeline for construction.

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