

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

## **MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES**

**Meeting Date:** Thursday, March 19, 2026

**Meeting Location:** 2425 Reedie Drive, Wheaton, MD 20902

### **SUMMARY**

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, March 19, 2026, beginning at 10:34 a.m. and adjourning at 4:41 p.m.

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

Items 1 and 2, and Items 4 through 6 were discussed in that order and reported in the attached Minutes.

Item 11 was removed from the Agenda.

Commissioner Pedoeem was necessarily absent for Items 1 and 2 and arrived to the meeting during Item 4.

Commissioner Hedrick left the during Item 5 at 10:54 a.m. and returned at 11:48 a.m.

The Planning Board recessed for lunch at 12:45 p.m. and reconvened in the auditorium and via video conference to return to open session at 1:35 p.m. to discuss Item 7, Item 8, Item 10, and Item 9, as reported in the attached Minutes.

Commissioner Hedrick left during Item 10 at 3:53 p.m. and was necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 4:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, March 26, 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

There were no Resolutions submitted for approval.

#### B. Approval of Minutes

1. Closed Session Minutes for February 26, 2026
2. Closed Session Minutes for March 5, 2026

**Board Action:** Approved Closed Session Meeting Minutes for February 5, 2026 and March 5, 2026.

**Motion:** Hedrick/Linden

**Vote:** 4-0

**Other:** Commissioner Pedoeem was necessarily absent.

#### C. Other Preliminary Matters

There were no other Preliminary Matters submitted for approval.

### Item 2. Record Plats (Public Hearing)

#### Subdivision Plat No. 220240160, Kemp Mill Farms

**Staff Recommendation:** Approval

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

**Motion:** Hedrick/Linden

**Vote:** 4-0

**Other:** Commissioner Pedoeem was necessarily absent.

### Item 3. Regulatory Extension Requests (Public Hearing)

There were no Regulatory Extension Requests submitted for approval.

**Item 4. Roundtable Discussion**

**Board Action:** Received briefing

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

Ms. Figueredo highlighted the recent Acoustics and Ales event featuring the band La Unica and discussed the Restroom Survey Pop Up that took place during the event, noting over 100 people took the survey. Ms. Figueredo provided updates on the Strathmore Local Park athletic field, the spring kickoff for trail programming, recent Montgomery Park Police recognition, the Meaningful Days Program at Needwood Mansion, the upcoming tour of Olympian speedskaters at Cabin John Ice Arena, and upcoming Native Plant Sales. Lastly, Ms. Figueredo gave an update on the FY27 Operating Budget.

**Item 5. Eastern Silver Spring Communities Plan: Preliminary District and Zoning Recommendations Briefing: Part 2**

**Staff Recommendation:** Received briefing followed by discussion and direction from the Planning Board.

Carrie Sanders, East County Division Chief offered brief comments and introduced Lauren Stamm, Planner III, who offered a multi-media presentation regarding the preliminary recommendations for the Eastern Silver Spring Communities Plan. Further information can be found in the Staff Report dated March 12, 2026.

Ms. Stamm discussed the existing land use and zoning for the Plan area and community feedback received. Ms. Stamm also gave a brief presentation of the online interactive zoning map for the Plan area and discussed the initial Plan-wide zoning recommendations in greater detail.

Ms. Stamm discussed the demographics, goals, zoning, and key recommendations for each of the five Plan districts including: Long Branch, Manchester Place, Colesville Road, University Boulevard, and New Hampshire Avenue in greater detail.

The Board asked questions regarding the height difference recommended for the corridor zoning, types of housing in the R-10, R-30 and R-40 zones, zoning requirements for institutional facilities, how the recommendations relate to surrounding Master Plan areas, whether there is a need to limit the height for Manchester Place CRN zoning, transition and optional method requirements of the CRT/CRN Zone, commuting distances and walkability to transit for the Colesville Road district, the YMCA and MCPS sites within the Colesville Road District, future BRT zoning with the University Boulevard District, and potential feasibility to add more park connections along the Northwest Branch trail in the New Hampshire Avenue District.

Staff, including Carrie Sanders, Chief of East County Planning, and Jessica McVary, East County Planning Supervisor, offered comments and responses to the Board's questions.

**Item 11.      REMOVED - Legislative Update**

The Legislative Update was removed from the Agenda.

**Item 6. Planning Board Policy 2022-02 Transportation Fee-in-Lieu Update**

**Staff Recommendation:** Approve the update to Planning Board Policy 2022-02.

**Board Action:** Approved Staff recommendation to update Planning Board Policy 2022-02 for Transportation Fee-in-Lieu

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

Florence Dwyer, Transportation Planner II, offered a multi-media presentation regarding an update to Planning Board Policy 2022-02 regarding the Transportation Fee-in-Lieu. Further information can be found in the Staff Report dated March 12, 2026.

Planning Board Policy 2022-02 provides criteria for determining when a fee in lieu of frontage improvements is acceptable and how to determine the fee amount. Ms. Dwyer presented the following changes to Planning Board Policy 2022-02: an update to the code provision section of the policy to reflect modifications to the County Code; add relocation of major utilities (such as high-transmission power lines or high-pressure gas lines) as an acceptable reason for requesting a full payment in lieu of frontage improvements; require applicants to provide documentation from Montgomery County Department of Transportation and State Highway Administration supporting requests for partial payments in cases when they cannot resolve issues surrounding frontage improvements; require applicants to use the Local Area Transportation Review (LATR) cost estimation tool for determining the appropriate payment amount; and permit the use of other methods of cost estimation if deemed sufficient by Planning Staff.

The Board asked about other methods of cost estimation and Staff offered comments and responses.

**Item 7. Clarksburg to Montgomery Village Transportation Study – Proposed Scope of Work (Public Testimony Accepted)**

**Staff Recommendation:** Approval with modifications requested by the Planning Board

**Board Action:** Approved Staff recommendation for approval of Scope of Work for the Clarksburg to Montgomery Village Transportation Study, with modifications discussed during the meeting.

**Motion:** Hedrick/Pedoeem

**Vote:** 5-0

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the proposed Scope of Work for the Clarksburg to Montgomery Village Transportation Study. Further information can be found in the Staff Report dated March 12, 2026.

Ms. Aldrich stated the proposed study area for the project is roughly bounded by Shady Grove Road on the south, Clarksburg Road and Stringtown Road on the north, I-270 on the west, and the Brink Road/Wightman Road/Snouffer School Road/Muncaster Mill Road corridor on the east. Ms. Aldrich also stated the proposed study includes high-level analysis of capacity issues along I-270 but otherwise excludes detailed traffic analyses in the Germantown and Clarksburg Gateway sector plan areas, as those plans are anticipated to be approved by the County Council before this study is completed and include comprehensive assessments of transportation adequacy.

Ms. Aldrich noted the study will be divided into two parts with the first part of the study determining whether there is sufficient master-planned transportation capacity to accommodate planned development and will be led by Montgomery Planning, with support from the Montgomery Department of Transportation (MCDOT). Ms. Aldrich stated key tasks will include: public engagement, transportation data collection, safety analysis, existing and future year (2045) transportation forecasts, existing and future year (2045) transportation adequacy metrics, existing and future year (2045) peak hour capacity analyses, and development and evaluation of potential alternative transportation infrastructure to address documented deficiencies.

Ms. Aldrich stated the second part of the study will establish the feasibility and timeline of implementing planned and existing master-planned transportation improvements. It will be led by MCDOT with support from Montgomery Planning. The study will prepare cost estimates for each project and develop a table to identify the challenges that may affect the feasibility of the projects, including but not limited to major environmental constraints, utilities, historic/cultural resources, park impacts, or right-of-way needs. Ms. Aldrich also discussed the anticipated study schedule. Lastly, Ms. Aldrich briefly discussed the testimony received.

Margaret Schoap of the Transit Alternatives to Mid-County Highway Extended (TAME) Coalition offered testimony regarding making transit alternatives the top priority over building new roads, studying how to accelerate full funding of the MARC train parking lot

upgrades in Boyds and Germantown, combining transit choices with pedestrian and cyclist safety measures, and noting trends affecting upcounty transportation.

Diane Cameron, an individual, offered testimony regarding the travel needs and contrast between the two upcounty approaches of highway expansion or transit first.

Benjamin Ross, an individual, offered testimony regarding the removal of the travel demand model from the study and suggested the study develop interventions to analyze overall travel volume.

Bill Pugh of the Coalition for Smarter Growth offered testimony regarding recommendations for the study including using the right metrics and accounting for induced demand and new traffic counts.

Shanika Whitehurst of ACT offered testimony noting concerns with the scope of work not focusing on the transit first approach.

The Board asked questions regarding further reasoning for excluding Clarksburg and Germantown Plan areas, potential for expanding the scope of the study, and evaluation metrics.

Staff, including Dave Anspacher, Chief of Transportation Planning, Alex Rixey, Multimodal Transportation Planning Supervisor, and Richard Brockmyer, Transportation Regulatory Supervisor, offered comments and responses to the Board's questions.

The Board also held discussion and offered suggestions regarding including an evaluation of climate, determining short-term improvement implementation, focusing on non-auto transit numbers, and returning for a status check-in.

**Item 8. University Boulevard Corridor Plan Sectional Map Amendment  
Request to File Sectional Map Amendment H-161 to implement the 2025  
University Boulevard Corridor Plan.**

**Staff Recommendation:** Approve the Sectional Map Amendment and transmit to County Council

**Board Action:** Approved Staff recommendation to approve the Sectional Map Amendment H-161 with technical Staff Report and transmit to the County Council with a transmittal letter to be prepared at a later date.

**Motion:** Hedrick/Linden

**Vote:** 5-0

Zubin Adrianvala, Planner III, offered a multi-media presentation regarding the University Boulevard Corridor Plan Sectional Map Amendment (SMA) H-161. Further information can be found in the Staff Report dated March 13, 2026.

Mr. Adrianvala stated the proposed SMA will implement the University Boulevard Corridor Plan zoning recommendations and the University Boulevard Overlay Zone. Mr. Adrianvala noted the Kemp Mill Shopping Center, Kemp Mill Urban Park, and the Yeshiva of Greater Washington properties were removed from the Plan area and discussed the County Council's summary of zoning changes in greater detail.

**Item 10. Eastern Silver Spring Communities Plan: Preliminary Plan-wide Recommendations Briefing: Part 3**

**Staff Recommendation:** Received briefing followed by discussion and direction from the Planning Board.

Lauren Stamm, Planner III, offered a multi-media presentation regarding the preliminary recommendations for the Eastern Silver Spring Communities Plan. Further information can be found in the Staff Report dated March 5, 2026.

Commissioner Hedrick noted he will recuse himself from any discussion or recommendations that may include MHP properties to avoid any potential conflicts of interest that could arise from his professional role outside of the Commission.

Tyler Milam, Planner II; Serena Bollinger, Cultural Resources Planner II; Caila Prendergast, Planner III; Ronnetta Zack-Williams, Transportation Planner II; Ben Kraft, Planner IV; Bianca Noveno, Planner II; Cristina Sasaki, Park Planner III; Melissa Williams, Planner III; and Hye-Soo Baek, Planner III discussed the Plan-wide key recommendations for urban design, historic resources, housing, transportation, economic development and small businesses, environment, parks and trails, community facilities, and schools.

Ms. Stamm also discussed ongoing study items and what to expect in the Working Draft including details of the Overlay Zone, ways to improve connectivity along New Hampshire Avenue across I-495, additional housing and market research, and more graphics to explain the recommendations in a more visual way. Lastly, Ms. Williams discussed the next steps for the Plan.

The Board asked questions regarding subsidized affordability for housing, ways to create substantial investment for reinvestment of smaller properties, elevation of the potential bicycle/pedestrian connection over the Northwest Branch trail, opportunities to interim transit treatments to speed up bus routes/times, potential ways to encourage a thriving retail center, and how the commercial land trust may be established.

Staff, including Carrie Sanders, Chief of East County Planning, offered comments and responses to the Board's questions.

**Item 9. County Executive Operating Budget Overview**

**Staff Recommendation:** Received briefing.

Terri Charles, Corporate Budget Manager, offered a multi-media presentation regarding an overview of the County Executive's Operating Budget. Ms. Charles gave an overview of the FY27 proposed request, a comparison of the budget request versus the County Executive's recommended budget, a comparison of key revenue, and the County Executive's recommended budget by function.

The Board asked for further explanation of Administration Fund transfers and if Staff had a comprehensive list of the County Executive's recommended budget for all County Government offices.

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