

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES

Meeting Date: Thursday, February 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, February 19, 2026, beginning at 8:34 a.m. and adjourning at 11:33 a.m.

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

Items 1 through 4, Item 13, Items 7 through 9, Item 12, Item 11, and Item 10 were discussed in that order and reported in the attached Minutes.

Item 5 was discussed during Item 4 and Item 6 was postponed until February 26, 2026.

Chair Harris and Commissioner Pedoeem left the meeting at 10:55 a.m. after Item 12 and were necessarily absent for the remainder of the meeting.

There being no further business, the meeting adjourned at 11:33 a.m. The next regular meeting of the Planning Board will be held on Thursday, February 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

1. Shady Grove Preliminary Plan Amendment No. 12012008H - MCPB No. 26-06
2. Shady Grove Site Plan No. 820260010 - MCPB No.26-07
3. Shady Grove Forest Conservation Plan No. F20260080 - MCPB No.26-08

Board Action: Adopted the Resolutions above, as submitted.

Motion: Hedrick/Pedoeem

Vote: 5-0

B. Approval of Minutes

1. Minutes for January 22, 2026
2. Minutes for January 29, 2026

Board Action: Approved Planning Board Meeting Minutes for January 22, 2026 and January 29, 2026, as submitted.

Motion: Hedrick/Pedoeem

Vote: 5-0

C. Other Preliminary Matters

There were no other Preliminary Matters submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220250510, Springvale Terrace

Staff Recommendation: Approval

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

Motion: Hedrick/Pedoeem

Vote: 5-0

Item 3. Regulatory Extension Requests (Public Hearing)

Primrose at 16550 Georgia Avenue, Preliminary Plan No. 120250090: Regulatory Extension Request No. 6 to extend the regulatory review period until April 30, 2026.

Staff Recommendation: Approval of the extension request

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

Motion: Hedrick/Pedoeem

Vote: 5-0

Item 4. Roundtable Discussion

- A. Parks Director's Report
- B. Semi-Annual Outline

Board Action: Received briefing.

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

Ms. Figueredo gave an overview of recent Montgomery Parks Black History Month events that have taken place as well as upcoming events. Ms. Figueredo highlighted MLK Day of Service clean up events across Montgomery Parks noting there were 14 events, approximately 10,000 pounds of trash was removed, and total value of volunteer hours contributed amounting to almost \$28,000. Ms. Figueredo also noted Weed Warrior events that took place during MLK Day of Service stating there were 6 events that were held, and total value of volunteer hours contributed came out to almost \$8,000. Ms. Figueredo discussed the Bathroom Study Survey noting as of yesterday over 1,000 responses have been received and stated additional engagement events will be held through the spring. Ms. Figueredo also discussed the installation of boardwalks on the Northwest Branch Trail, recent snow operations and cleanup efforts, Montgomery Parks Foundation Sponsorships, and the Montgomery Parks Service Awards.

Montgomery Parks Director, Miti Figueredo and Montgomery Planning Director, Jason Sartori, discussed the Spring 2026 Semiannual Outline topics that will be presented to the County Council March 10, 2026.

Mr. Sartori stated topics that will be highlighted for Montgomery Planning including: showcasing Planning Staff accomplishments, implementation of the Strategic Plan Actions, providing development activity updates, the Community Planning Academy, and Master Plan Updates. Mr. Sartori noted a change to the outline noting he will not address the tracking of FY26 funds and will discuss that topic during the Fall 2026 Semiannual.

The Board offered comments and suggestions regarding summarizing plan amendments to highlight the changing market trends, showcasing the effort and time that it takes to draft Staff Reports, and creating a potential checklist to highlight the different steps taken for regulatory matters.

Ms. Figueredo stated she will focus on highlighting the focus on community engagement for Montgomery Parks and topics of discussion will include: the Restroom Survey, Johnson's Park, Black baseball and softball, Athletic Fields Policy updates, social media and community outreach, the Montgomery Parks Foundation, cleanup events, Weed Warriors events, project updates, ribbon cuttings, and upcoming Montgomery Parks events.

The Board offered comments and suggestions regarding topics that showcase how engagement efforts in this political environment have continued and encourage County Council members to become involved with engagement efforts as well.

Item 13. Legislative Update

A. SB688 Stream Restoration

Staff Recommendation: Informational/Oppose

Board Action: Approved Staff recommendation to oppose the bill.

Motion: Hedrick/Pedoeem

Vote: 5-0

B. SB829 Bring Back Main Street

Staff Recommendation: Informational

Board Action: The Board agreed by consensus to move forward as informational.

C. HB 1296 Safe School Route Act

Staff Recommendation: Informational

Board Action: The Board agreed by consensus to move forward as informational.

D. MC 19-26 Department of Housing and Community Development – Montgomery County Study

Staff Recommendation: Support with Amendments

Board Action: Approved Staff recommendation to support with amendments.

Motion: Hedrick/Pedoeem

Vote: 5-0

E. HB 1247 Prince George’s County – Tax Increment Financing – Extraordinary Development District – Alterations

Staff Recommendation: Discussion

F. HB 1452 Economic Development - Prince George's County Suitland Development Authority – Established

Staff Recommendation: Discussion

Debra Borden, General Counsel and Jordan Baucum Colbert, Senior Government Affairs Analyst, gave an overview and briefed the Board on Bills SB 688, SB 829, HB 1296, MC 19-26, HB 1247, and HB 1452. Further information on the bills can be found under the Agenda for February 19, 2026.

SB 688 - Stream Restoration

Ms. Borden gave a brief overview of SB 688 and stated it requires the Department of the Environment to prioritize certain practices when carrying out certain duties related to stormwater management; establishing certain restrictions on the use of a stream or floodplain restoration project to satisfy certain compensatory mitigation, permit, or total maximum daily load requirements; establishing requirements for stormwater management plans that include certain stream–related projects. It also alters certain responsibilities of the Department related to the review and assessment of stream and floodplain restoration projects.

Ms. Borden noted the Montgomery Parks Department carries its own MS4 permit and noted parks Staff is very concerned with certain aspects of the bill. Ms. Borden noted the Prince George's County Parks and Recreation Department does not carry an MS4 permit and may not feel the same impact as Montgomery County Parks but they still will have some effects on their projects with additional costs and increased time.

Erin McArdle, Parks Design and Construction Project Manager III and Matt Harper, Natural Resources Manager, offered comments noting the bill would severely impact the management of the stream valleys within Montgomery County.

The Board asked questions regarding potential impacts and reasoning for the bill taking away from stream restoration efforts.

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

SB 829 - Bring Back Main Street

Ms. Borden gave an overview of SB 829 stating it requires certain counties to allow multifamily developments and mixed-use developments as a permitted use on certain parcels or lots. The bill prohibits certain counties from imposing certain restrictions, requirements, or limitations on permitted developments. It also authorizes certain counties to require a permitted development to have a certain percentage of available floor space dedicated to retail uses and to include on-site parking. It prohibits a restriction on use from imposing or acting to impose certain limitations on the development of a multifamily development or mixed-use development. Ms. Borden noted the bill only applies to counties that have over 150,000 in population and allows the developments to move forward with either public or private WS systems, which is a concern.

Jason Sartori, Planning Director, offered brief comments regarding the bill and noted recreational zoning does not apply to Montgomery County. Mr. Sartori also stated that generally the bill is aiming to create opportunities for additional housing, but the concern is there are no limits on the scale of the housing and noted a limit should be set.

The Board asked questions regarding how the bill would intersect with optional method development and if neighborhood retail would qualify.

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

The Board held further discussion regarding lack of support for the overall blanket approach of the bill and suggested emphasis should be on attainable smaller scale housing and potentially to target geographic locations with public facilities and reasonable allowances for density.

Staff recommended moving forward as informational with listing of concerns and possibly engaging with the bill sponsor as well.

The Board agreed by consensus to move forward as informational and requested Staff to bring back the bill to a future meeting for further discussion.

HB 1296 - Safe School Route Act

Ms. Borden gave an overview of HB 1296 that requires most developers of projects with five or more residential dwelling units to prepare and submit a safe school routes report as part of a preliminary subdivision or site plan. The report must document existing pedestrian and bicycle infrastructure, identify a proposed safe route to public schools within the applicable attendance boundary, assess gaps or hazards along the identified routes, and describe measures to address those gaps and hazards. Ms. Borden also stated the bill allows a local jurisdiction to withhold a preliminary subdivision or site plan approval if both the Planning Board and the Board of Education do not approve the safe school routes report.

Jason Sartori, Planning Director, discussed the Planning Department's key concerns including the need for the Board of Education to sign off on the report and the need to keep Planning's Adequate Public Facilities (APF) guidelines requirements.

The Board asked questions regarding what types of developments would be included and potential funding.

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

Ms. Borden and Ms. Baucom Colbert suggested moving forward as informational, noting concerns, as a meeting has been scheduled to engage with the bill sponsor and return with more information to a future meeting.

The Board agreed by consensus to move forward as informational.

MC 19-26 - Department of Housing and Community Development – Montgomery County Study

Jason Sartori, Planning Director gave an overview of MD 19-26 stating it would require the Department of Housing and Community Development to conduct a study and make recommendations regarding the availability and affordability of housing in Montgomery County; and generally relating to housing in Montgomery County. Mr. Sartori noted DHCD would be required to share their findings and recommendations and stated Planning Staff are supportive of the bill as is.

The Board asked questions regarding whether the bill requirements/ report would differ from Planning's Housing Needs Analysis, if DHCD would coordinate with Planning, and funding.

Staff offered comments and responses to the Board's questions and noted the only recommendation would be for DHCD's report to list actionable recommendations.

The Board agreed to support the bill with amendments to include a recommendation for DHCD's report to list actionable recommendations.

Lastly, Ms. Borden discussed Bills HB 1452 and HB 1247 to provide information and background on the bills, but noted Montgomery County would not be impacted by the bills.

The Board asked questions for HB 1247 regarding the TIF and reasoning for the need for the State enabling legislation for the TIF.

Ms. Borden offered comments and responses to the Board's questions.

Item 5. Semi-Annual Outline

This item was discussed during the Roundtable Discussion.

Item 6. POSTPONED - Retail Market Study – Progress Briefing

This item was postponed to February 26, 2026.

**Item 7. ZTA 26-02 – Overlay Zones – Regional Shopping Center (RSC)
(Public Testimony Accepted)**

Staff Recommendation: Transmit comments and a Climate Assessment to the District Council.

Board Action: Approved Staff recommendation to transmit comments and a Climate Assessment to the District Council, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Pedoeem

Vote: 5-0

Benjamin Berbert, Planner IV, offered a multi-media presentation regarding ZTA 26-02 – Overlay Zones – Regional Shopping Center (RSC). Further information can be found in the Staff Report dated February 12, 2026.

Mr. Berbert stated ZTA 26-02 amends the RSC Overlay Zone to exempt applications from the 30 percent limit on Household Living uses of the underlying GR Zone, provided the Overlay Zone maintains a Regional Shopping Center of at least 600,000 square feet in size. Mr. Berbert stated there are two such overlay zones in the County, one covering most of Westfield Wheaton Mall, and the other covering Westfield Montgomery Mall. Mr. Berbert discussed Staff's recommended minor amendments and Climate Assessment in greater detail and noted Staff recommends support with minor amendments.

Item 8. ZTA 26-03 – Biohealth Priority Campus – Eligibility (Public Testimony Accepted)

Staff Recommendation: Transmit comments and a Climate Assessment to the District Council.

Board Action: Approved Staff recommendation to transmit comments and a Climate Assessment to the District Council, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Pedoeem

Vote: 5-0

Benjamin Berbert, Planner IV, offered a multi-media presentation regarding ZTA 26-03 – Biohealth Priority Campus – Eligibility. Further information can be found in the Staff Report dated February 12, 2026.

Mr. Berbert stated ZTA 26-03 amends the definition of a Biohealth Priority Campus to lower the thresholds of new construction from 150,000 square feet to 100,000 square feet, and additions from 50,000 square feet to 25,000 square feet. Mr. Berbert stated this ZTA is also allowing the repurpose of existing office space to qualify as a Biohealth Priority Campus. Qualifying as a Biohealth Priority Campus allows an applicant to utilize the Expedited Approval Plan process under Section 59-7.3.5. which includes a shortened regulatory review timeline. Applicants could choose whether the existing site plan (or site plan amendment) process, or the expedited review plan process works best for their project.

Mr. Berbert discussed Staff's recommended technical amendments and Climate Assessment in greater detail and noted Staff recommends support with technical amendments removing references to Biohealth Priority Campus Plans.

**Item 9. ZTA 26-04 – Mixed-Income Housing Community – Eligibility
(Public Testimony Accepted)**

Staff Recommendation: Transmit comments and a Climate Assessment to the District Council.

Board Action: Approved Staff recommendation to transmit comments and a Climate Assessment to the District Council, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Pedoeem

Vote: 5-0

Caila Prendergast, Planner III, offered a multi-media presentation regarding ZTA 26-04 – Mixed-Income Housing Community – Eligibility. Further information can be found in the Staff Report dated February 12, 2026.

Ms. Prendergast stated ZTA 26-04 proposes modifications to the definition of a Mixed-Income Housing Community found in Section 59-3.3.4. A, which was originally established through ZTA 23-02 and adopted under Ordinance 20-03. Ms. Prendergast also stated the amendment is part of a broader effort to evaluate the expedited review approval process that, to date, has not generated the volume of projects originally expected, and the ZTA would lower the eligibility threshold with the intent of allowing more projects to go through the Expedited Approval Plan process. Ms. Prendergast discussed Staff's recommended minor amendments and Climate Assessment in greater detail and noted Staff recommends support with minor amendments.

Ms. Prendergast noted community correspondence was received proposing an additional amendment to the first qualifying affordability option, although, Ms. Prendergast noted Staff is not supporting the proposed change.

The Board asked questions about potential eligibility criteria barriers and affordability options.

Staff, including Lisa Govoni, Housing, Infrastructure, and Zoning Supervisor, offered comments and responses to the Board's questions.

Item 12. MCPS's FY27-32 Capital Improvement Program (CIP) – Board of Education's Request versus County Executive's Recommendation

Staff Recommendation: Transmit comments to the County Council for review by the Education and Culture Committee (E&C) and MCPS.

Board Action: Approved Staff recommendation to transmit comments to the County Council for review by the Education and Culture Committee (E&C) and MCPS during the school CIP discussions, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Pedoeem

Vote: 5-0

Hye-Soo Baek, Planner III, offered a multi-media presentation regarding MCPS's FY27-32 Capital Improvement Program (CIP) – Board of Education's Request versus County Executive's Recommendation. Further information can be found in the Staff Report dated February 12, 2026.

Ms. Baek stated the Board of Education's request for MCPS's FY27-32 Capital Improvements Program totals \$2.79 billion over the six-year period. Ms. Baek noted the County Executive recommended a total of \$2.14 billion for MCPS, which is \$380 million more than the previous six-year total of the amended FY25-30 CIP, but still \$652.3 million short of the Board of Education's request.

Ms. Baek discussed the Board of Education's requests for projects in the construction stage, projects approved but not yet in the construction stage, and new projects added to the CIP as well as the County Executive's recommendations in greater detail. Ms. Baek also discussed the affordability reconciliation to meet the County Executive's recommendations and site design considerations for Burning Tree Elementary School, Highland View Elementary School, and Eastern Middle School. Lastly, Ms. Baek discussed the next steps.

The Board asked questions regarding how the County Executive's recommendation to oppose the capacity increase for Eastern Middle School affects potential need for a holding school, location of the playing fields for Eastern Middle School, and if a Student Information Management System (SIMS) report was a part of the Board of Education's request.

Staff, including Atul Sharma, Chief of Design, Placemaking and Policy, offered comments and responses to the Board's questions.

Item 11. 19101 Darnestown Road, Administrative Subdivision Plan No. 620260050, and Final Forest Conservation Plan No. F20260200 (Public Testimony Accepted)

Application to create one lot for one new single-family detached unit; located at 19101 Jerusalem Road, west of the intersection of Darnestown Road (MD 28) and Jerusalem Road; AR Zone, 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan.

A. Administrative Subdivision Plan No. 620260050

Staff Recommendation: Approval with Conditions

Board Action: Approved Staff recommendation for approval of the Administrative Subdivision Plan cited above, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Motion: Hedrick/Bartley

Vote: 3-0

Other: Chair Harris and Commissioner Pedoeem were necessarily absent.

B. Final Forest Conservation Plan No. F20260200

Staff Recommendation: Approval with Conditions

Board 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.

Motion: Hedrick/Bartley

Vote: 3-0

Other: Chair Harris and Commissioner Pedoeem were necessarily absent.

Jane Peuser, Planner I, offered a multi-media presentation regarding 19101 Darnestown Road. Further information can be found in the Staff Report posted to the February 19, 2026 Agenda.

Ms. Peuser stated the Administrative Subdivision proposes to create one lot for one detached residential unit. The 16.38-acre lot will be 15.36 acres after dedication, with a 1.02-acre area of dedication along both Darnestown Road (MD 28) and Jerusalem Road. The application also proposes a ten-foot Public Utility Easement ("PUE") within the area of dedication along the property boundary with frontage on Darnestown Road.

Molly Stamets, Planner I, discussed the Forest Conservation Plan noting the existing 4.14 acres of forest located towards the northwestern portion of the lot will be placed into a Category I Conservation Easement, and the applicant will also be planting 1.66 acres of forest within the Stream Valley Buffer area. No forest clearing is proposed. The Board asked questions regarding whether there was a history of agricultural use and if the size of the property required the need for Planning Board approval.

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

David McKee of Benning and Associates offered brief comments on behalf of the Applicant and the history of agricultural use for the property.

Item 10. Olney Theatre Center Site Plan Amendment No. 82001022F (Public Hearing)

Amendment to clarify how the sidepath will be completed along the site frontage on Olney Sandy Spring Road. The Applicant will transfer, in fee simple to Maryland Department of Transport State Highway Administration (MDOT SHA), a portion of land along their frontage that MDOT SHA will need to construct the sidepath, in lieu of the Applicant constructing the sidepath. Also, the Applicant will remove the geothermal wells that were planned to be installed in the parking lot.

Staff Recommendation: Approval with Conditions

Board Action: Approved staff recommendation for approval of the Site 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.

Motion: Hedrick/Bartley

Vote: 3-0

Other: Chair Harris and Commissioner Pedoeem were necessarily absent.

Troy Leftwich, Planner III, offered a multi-media presentation regarding the Olney Theatre Center. Further information can be found in the Staff Report dated February 9, 2026.

Mr. Leftwich stated during the implementation of Site Plan Amendment No.82001022E, it was determined by Montgomery County Department of Transportation (MCDOT) and (MDOT SHA), that Condition No. 6 requiring construction of a sidepath along the Site frontage needed to be modified. Mr. Leftwich noted the Applicant conducted a series of meetings in 2024 with Planning Staff, MCDOT, and MDOT SHA and it was determined that MDOT SHA was already planning its own sidepath along the north side of Olney Sandy Spring Road, along a slightly different alignment than the ten-foot-sidepath that was approved. The parties agreed that rather than constructing two paths in parallel along the Applicant's frontage, the Applicant would transfer in fee simple to MDOT SHA the portion of land along their frontage that MDOT SHA will need to construct their own sidepath.

Mr. Leftwich stated Site Plan Amendment No. 82001022E seeks to amend Condition 6(d)(i) and (ii) and memorialize the agreement between the agencies and the Applicant. As conditioned, the performance bond is tied to the fee simple transfer, ensuring completion of the sidepath in the future by MDOT SHA. Additionally, the Amendment proposes to remove the geothermal wells that were planned to be installed in the parking lot.

Lastly, Mr. Leftwich noted a change to Site Plan Condition 13.k regarding removal of "not for construction" notes on the plan sheets.

Heather Dishopolsky of Wire Gill LLP offered brief comments on behalf of the Applicant regarding the sidepath and the collaboration between MDOT SHA, MCDOT, and MNCPPC to come to a solution for the sidepath.

The Board asked questions regarding the reasoning for the removal of the geothermal wells.

Dennis Blackledge and Fred Paul of Olney Theater Center offered comments and responses to the Board's questions.