

**19101 DARNESTOWN ROAD  
ADMINISTRATIVE SUBDIVISION PLAN NO. 620260050  
AND FOREST CONSERVATION PLAN NO. F20260200**

**Description**

Administrative Subdivision Plan to create one (1) lot for one (1) new single-family detached unit, and accompanying Forest Conservation Plan.

COMPLETED: 11/12/2025

PLANNING BOARD HEARING DATE: 2/19/2026

MCPB ITEM NO. 11

## Planning Staff



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### LOCATION/ADDRESS

19101 Darnestown Road

### MASTER PLAN

1980 *Agricultural and Rural Open Space*

### ZONE

Agricultural Reserve (AR) Zone

### PROPERTY SIZE

16.38 Acres

### APPLICANT

David McKee, Benning and Associates

### ACCEPTANCE DATE

November 12, 2025

### REVIEW BASIS

Chapters 50, 59, and 22A

### Summary:

- Staff recommends approval of the Administrative Subdivision Plan with conditions.
- Staff recommends approval of the Final Forest Conservation Plan (FFCP) with conditions.
- This Application is an Administrative Subdivision Plan for a lot greater than 5 acres in the AR zone which requires Planning Board action under Section 50.6.1.B of the Code.
- The Subject Property qualifies for an exemption from the minimum lot area requirements and lot width requirements of the Agricultural Reserve (AR) zone under Section 59.7.7.1.D.9 of the Zoning Ordinance.
- The Application seeks to create one (1) lot for one (1) new single-family detached unit.
- No community correspondence has been received.

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## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### ADMINISTRATIVE SUBDIVISION PLAN NO. 620260050

Staff recommends approval, with conditions, of Administrative Subdivision Plan No. 620260050 to create one (1) lot for one (1) new single-family dwelling unit. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No.620260050 as of the date of this Staff Report submitted via ePlans to the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) are required except as modified by the following conditions<sup>1</sup>.

#### GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to one (1) lot for one (1) detached residential dwelling unit.

#### ADEQUATE PUBLIC FACILITIES AND OUTSIDE AGENCIES

2. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

#### PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

#### OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated January 29, 2026, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each recommendation in the letter, which may be amended by MCDOT, if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.

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<sup>1</sup> For the purposes of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval

5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS"), Water Resources Section, in its stormwater management statement letter dated September 8, 2025, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each recommendation in the letter, which may be amended by MCDPS – Water Resources Section, if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
7. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Well and Septic Section, in its letter dated November 24, 2025, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Well and Septic Section if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
8. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section, in its letter dated December 29, 2025, and incorporates them as conditions of approval. The Applicant must comply with each recommendation in the letter, which MCDPS may amend, provided the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.
9. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of this Administrative Subdivision Plan.

## TRANSPORTATION

### Existing Frontage Improvements

10. The Applicant must provide the following dedications and show them on the record plat for the following existing roads:
  - a) All land necessary to accommodate forty feet (40 ft) from the existing pavement centerline along the Subject Property frontage for Darnestown Road.
  - b) All land necessary to accommodate thirty-five feet (35 ft) from the centerline of Jerusalem Road along the Subject Property frontage for Jerusalem Road.

## RECORD PLATS

11. There shall be no clearing or grading of the site prior to the recordation of the plat.
12. The record plat must show the septic reserve areas as shown on the approved plans in accordance with MCDPS standards.
13. The Application must include with the submission of the record plat an affidavit to verify the availability of a Transferable Development Right ("TDR") for each lot shown on that plat and include a note referencing the affidavit or other documents on the record plat.

## Easements

14. The record plat must show necessary easements.
15. Forest conservation easements required as part of the accompanying Forest Conservation Plan No. F20260200 must be setback at least five (5) feet from the septic area.

## Notes and Labels

16. Any record plat for the Subject Property must contain the following note:  
*Agriculture is the preferred use in the AR Zone. All agricultural operations shall be permitted at any time, including the operation of farm machinery, and no agricultural use shall be subject to restriction because it interferes with other uses permitted in the Zone.*

## CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

17. The certified Administrative Subdivision Plan must contain the following notes:
18. *Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*
19. *The Applicant must schedule an on-site pre-construction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times during construction.*
20. Prior to submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
  - a) Show resolutions and approval letters on the certified set.

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## FOREST CONSERVATION PLAN NO. F20260200

Staff recommends approval of the Final Forest Conservation Plan No. F20260200 (“FFCP”). All site development elements shown on the latest electronic version of the Final Forest Conservation Plan No. F20260200, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions:

1. Before recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first, for the accompanying Administrative Subdivision, the Applicant must:
  - a) Record a Category I Conservation Easement over all forest planting and retention areas as specified on the approved Final Forest Conservation Plan. The Category I Conservation Easement must be in a form approved by the M-NCPPC Office of the

General Counsel and must be recorded in the Montgomery County Land Records by deed. The Book/Page for the easement must be referenced on the record plat.

- b) Install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FFCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
  - c) Install the permanent conservation easement fencing along the perimeter of the conservation easements as shown on the FFCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
  - d) Execute a five-year Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of the General Counsel. The MMA is required for all forest planting areas. The MMA includes invasive species management control measures as deemed necessary by the M-NCPPC Forest Conservation Inspection Staff.
  - e) Submit a cost estimate for the reforestation/afforestation and other FFCP requirements, which includes but is not limited to trees and shrubs, five years of maintenance including invasive species management controls, permanent easement posts and signage, split rail fencing, staking and tree protection toward meeting the requirements as shown on the FFCP. This cost estimate must be reviewed and approved by the M-NCPPC Planning Department Inspection Staff prior to the submission of financial surety to determine the amount of the financial surety.
  - f) Submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department Inspection Supervisor for the 1.66 acres of forest planting and maintenance, including invasive species management controls, credited toward meeting the requirements of the FFCP.
2. The Applicant must schedule the required site inspections with the M-NCPPC Forest Conservation Inspection Staff, per Section 22A.00.01.10 of the Code of Montgomery County Regulations (“COMCOR”), Forest Conservation Regulations.
  3. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
  4. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
  5. Within the first planting season following the release of the first Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for the Subject Property, or as directed by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install the afforestation/reforestation plantings as shown on the approved FFCP.

## SECTION 2: SITE DESCRIPTION

### VICINITY

The Subject Property (“Site” or “Property”) is located at 19101 Darnestown Road (MD 28) and west of the intersection with Jerusalem Road and is within the 1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan* area (Figure 1). Surrounding properties are used primarily for agriculture and rural open space within the AR zone, and some lots are improved with single-family dwellings and farm accessory structures (Figure 2).



Figure 1 – Vicinity Map



Figure 2 – Zoning Map

## PROPERTY DESCRIPTION

The Property is 16.38 acres and located in the Agricultural Reserve (AR) zone. The Property has frontage along both Darnestown Road and Jerusalem Road, with access proposed only off Jerusalem Road. The existing parcel was created by deed in 1979 and is currently vacant, with an approximately 4.16-acre forest stand area located towards the rear of the Property, near the northwestern Property boundary. The site has two streams: a perennial stream and an ephemeral stream, both located within the forest stand. There is a 100-year floodplain in the same region as the onsite streams. No rare, threatened, or endangered species or their habitats are known to occur on the Property.

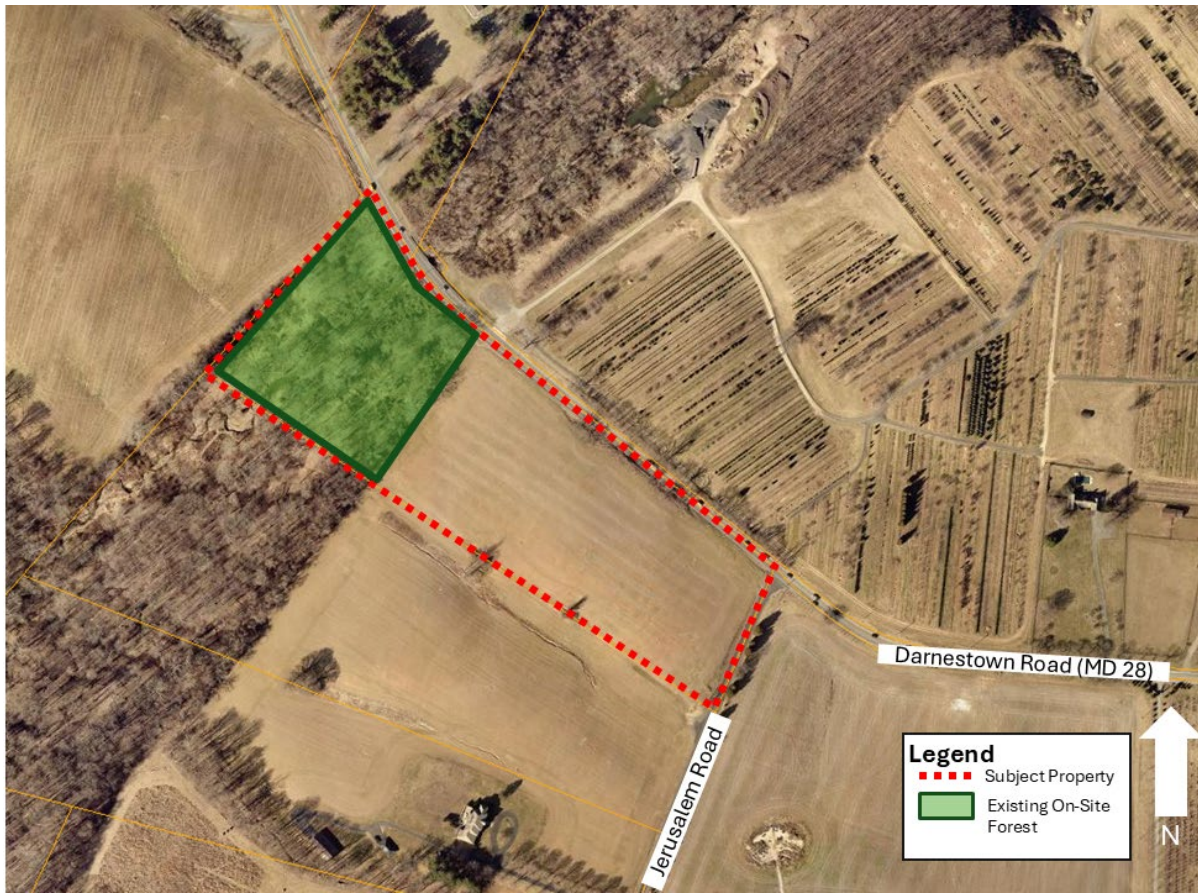


Figure 3 – Subject Property

## SECTION 3: PROJECT DESCRIPTION

### PROPOSAL

The Administrative Subdivision Application (“Application”) proposes to create one (1) lot for one (1) detached residential unit (Attachment A). 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 (10) foot Public Utility Easement (“PUE”) within the area of dedication along the property boundary with frontage on Darnestown Road. The proposed residential unit will be situated on the unforested southeastern portion of the lot, with driveway access from Jerusalem Road. 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 easement. No forest clearing is proposed. The residential structure will be served by a private well and septic.

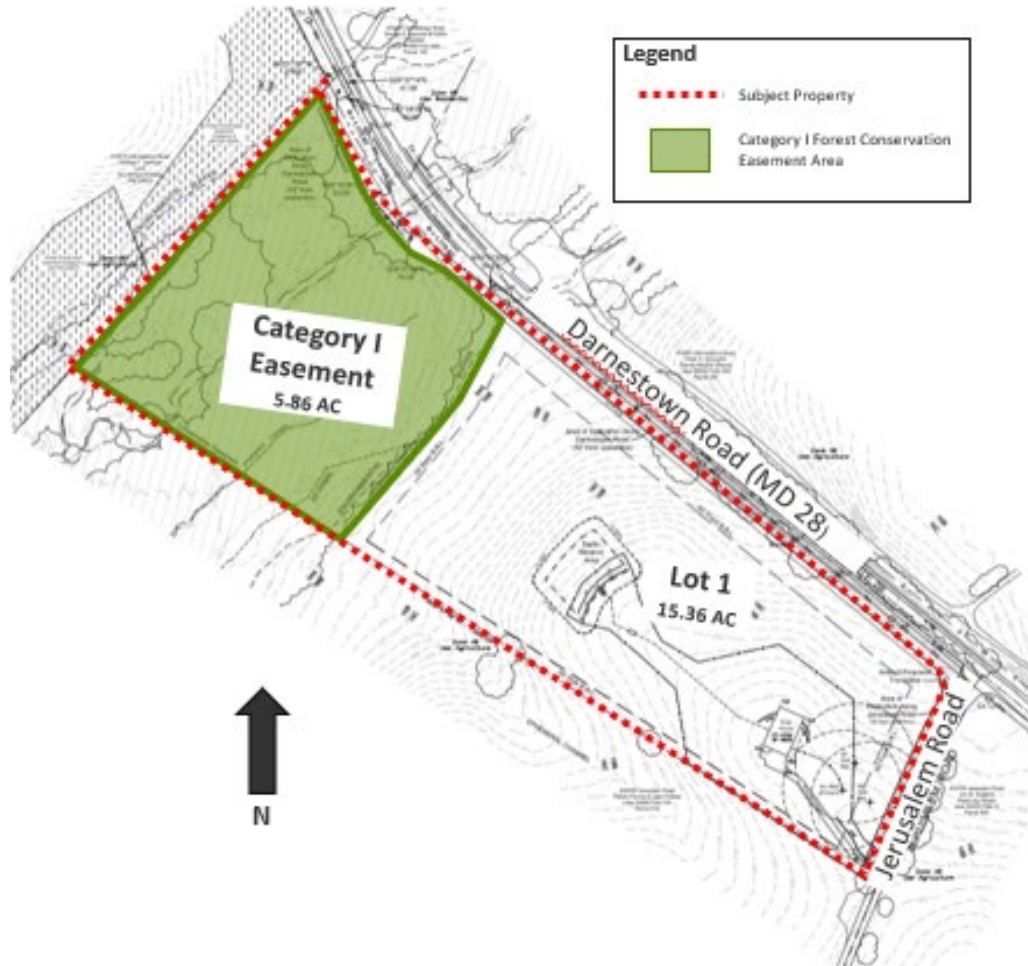


Figure 4 - Project Overview

## TRANSPORTATION

The Property is located at the intersection of Darnestown Road (MD-28) and Jerusalem Road in the Agricultural Reserve. Darnestown Road, a state-owned and maintained road with a master-planned recommended right-of-way width of 80 feet, is classified as a Country Connector. Jerusalem Road, a county-owned and maintained road with a 70-foot master-planned right-of-way, is classified as a Rustic Road. The primary access to the Property is a single driveway on Jerusalem Road, a lower classification roadway, in compliance with County Code Section 59-6.1.4.E.



Figure 5 - Close up view of proposed house

## ENVIRONMENT

The Property contains 4.16 acres of forest, including 4.11 acres in the stream valley buffer (SVB) on the northwest side of the Property. The Property contains 6.07 acres of SVB total. The Site is within the Dry Seneca Creek watershed, which flows to the Potomac River. The Property is not within a Special Protection Area. The areas of SVB that are currently unforested will be planted with this Application.

The Final Forest Conservation Plan No. F20260200 (“FFCP”) shows that 4.14 acres of the 4.16 acres of existing forest on the Subject Property will be retained and placed into a Category I Conservation Easement. The remaining 0.02 acres of forest will be within the proposed Public Utility Easement and is excluded from the Net Tract Area.

## SECTION 4: COMMUNITY OUTREACH

A pre-submittal community meeting is not required for an Administrative Subdivision Plan. However, applicants must post signs on the development site and provide written public notice. Signs were posted at the Site on November 11, 2025. The Applicant sent a notice of the Application to all required parties on November 17, 2025. The notice gave interested parties 30 days to review and comment on the Application.

As of the date of this Staff Report, no correspondence has been received.

## SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN NO. 620260050 FINDINGS AND ANALYSIS

### APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE

The Application meets the criteria for the Administrative Subdivision process per Section 50.6.1.B as demonstrated below:

**B) Subdivision for creation of certain residential lots located in the Agricultural Reserve zone. Up to 5 lots for detached houses may be created under these procedures in the AR zone if:**

**1. written approval for a proposed well and septic area is received from the Department of Permitting Services before approval of the plat;**

The Application has been reviewed by the Montgomery Department of Permitting Services (MCDPS) Well and Septic Section, which determined that the proposed well and septic location is acceptable, as stated in its approval letter dated November 24, 2025 (Attachment B).

**2. any required road dedications and public utility easements along the frontage of the proposed lots are shown on the record plat, and the applicant provides any required improvements;**

The Property has frontage along Darnestown Road (MD 28), which is a Country Connector owned and maintained by the State Highway Administration, and along Jerusalem Road, which is classified as a Rustic Road. The Applicant is dedicating 1.02 acres of land total along Darnestown Road and Jerusalem Road, which is sufficient to achieve the master planned right-of-way width of 80 feet (40 feet from the existing pavement centerline) along Darnestown Road and the master planned right-of-way width of 70 feet (35 feet from the existing pavement centerline) along Jerusalem Road. The record plat will show all necessary dedications, and public utility easements will be shown on the record plat.

**3. the requirements for adequate public facilities under Section 4.3.J are satisfied before approval of the plat;**

Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations, as discussed in the Finding Section below.

**4. a covenant is recorded for the unplatted balance of the tract noting that density and development rights have been used for the new lots and noted on the record plat for the lots;**

This criterion is not applicable because the entire tract of land subject to the Application is being recorded as a buildable lot and recorded on a record plat. The Deed recorded at book 50113 page 412 shows that two Transferable Development Rights (“TDRs”) recorded as TDR numbers 03-9494 and 03-9495 were conveyed from the Subject Property. The Subject Property has the capacity for three TDRs, with two conveyed, meaning one is available for the proposed single-family residence. As conditioned, a note on the record plan must state that the development rights have been used for the new lot.

**5. lots created in the AR zone through this procedure are 5 acres or less, unless approved by the Board; and**

The proposal to convert the existing 16.38-acre parcel into a lot that exceeds the 5-acre lot size limit requires Planning Board approval. The lot shape and proposed house location on the unforested portion of the Property near the front of the lot allows for maximum retention of forested area while meeting the applicable development standards of the AR Zone and prior Rural Zone, as permitted under Montgomery County Zoning Ordinance section 59.7.7.1.D.9. After dedication, the proposed lot will be 15.36 acres.

**6. forest conservation plan approval and stormwater management and environmental protection requirements, if applicable, are satisfied before approval of the plat.**

The Application is subject to the requirements of Chapter 19 and Chapter 22A. As discussed below, the Application meets the stormwater requirements of Chapter 19. As conditioned and discussed below in the Technical Review for Forest Conservation section, the Application satisfies the forest conservation requirements.

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**FINDINGS REQUIRED BY SECTION 50.6.3.C, INCLUDING TECHNICAL REVIEW CRITERIA OF SECTION 50.4.3 OF THE SUBDIVISION ORDINANCE**

**1. The layout of the subdivision, including size, width, shape, orientation, and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.**

The Subject Property is exempt from certain area and dimensional requirements of the Agricultural Reserve (AR) zone, per Section 7.7.1.D.9 of the Montgomery County Zoning Ordinance:

*A lot or parcel in the Agricultural Reserve (AR) zone, in addition to other exemptions in this subsection, is exempt from the minimum lot area requirements and lot width requirements*

of the AR zone, but must satisfy the requirements of the zone applicable to it before its classification to the AR zone if:

a. the lot or parcel was created before January 6, 1981

The Subject Parcel was created by a deed recorded at Liber 5411, folio 770 on October 8, 1979, which describes the parcel as, “a 16.3788-acre parcel of land, situate in the Poolesville Election District.” Prior to October 8, 1979, as referenced in the deed at Liber 5411 folio 770, the parcel was “part of” a larger parcel of land identified in the deed at Liber 4577 folio 227 (87.844 Acres). The current deed recorded at Liber 66070 folio 350 and prior deeds recorded at Liber 35774 folio70 and Liber 5423 folio770 show that the parcel has not changed in size or shape since the deed of creation recorded on October 8, 1979.

Given the deed history (Attachment C), the Property is exempt from the area and dimensional requirements of the AR zone. However, it must meet the requirements of the Rural zone, which was in place prior to the AR zone (formerly the RDT zone). The Property, as proposed, meets the applicable area and width requirements of the Rural zone, including the minimum area of five acres and a minimum width at the building line of 300 feet.

In addition, the proposed lot meets all other applicable dimensional requirements of the AR zone, as identified on the subdivision plan and summarized in Table 1.

*Table 1: 19101 Darnestown Road Administrative Subdivision Plan Tract Area Data Table for the AR Zone<sup>1</sup> Standard Method, Section 59.4.3.3B*

Development Standards: Agricultural Reserve (AR) Zone <sup>1</sup>		
Development Standard	Permitted/Required	Proposed
Tract Area	N/A	16.38 AC / 713,512.8 SF
Proposed Dedication	N/A	1.02 AC / 44,431.2 SF (Total)
Lot Size <sup>1</sup>	5 AC (Min.)	15.36 AC / 669,081.6 SF
Front Setback (Principal Building)	50 ft. (Min.)	50 ft. or more
Side Setbacks (Principal Building)	20 ft. (Min.)	20 ft. or more
Rear Setback (Principal Building)	35 ft. (Min.)	35 ft. or more
Building Height (Principal and Accessory Buildings)	50 ft. (Max.)	50 ft. or less
Lot Coverage	10% (Max.)	10% Max.
Lot Width at Front Building Line <sup>1</sup>	300 ft. (Min.)	365 ft.
Lot Width at Front Lot Line <sup>1</sup>	25 ft. (Min.)	334 ft.

Front Setback (Accessory Structures)	50 ft. (Min.)	50 ft. or more
Side Setback (Accessory Structures)	15 ft. (Min.)	15 ft. or more
Rear Setback (Accessory Structures)	15 ft. (Min.)	15 ft. or more

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<sup>1</sup> Lot Area and width requirements of the Rural Zone are applicable to the proposed lot. Per Section 7.7.1.D.9, a lot or parcel in the Agricultural Reserve (AR) zone is exempt from the minimum lot area requirements and lot width requirements of the AR Zone. It must satisfy the requirements of the zone applicable to it before its classification to the AR Zone of the lot or parcel was created before January 6, 1981.

**2. The Administrative Subdivision Plan substantially conforms to the Master Plan.**

a) **Land Use**

The Subject Property is located within the limits of the 1980 *Agriculture and Rural Open Space Master Plan*. The Master Plan established the Property’s zoning as Rural Development Transfer (RDT), now AR zone. The Application for the Subject Property substantially conforms to the Master Plan by proposing development that is consistent with the requirements of the AR zone. Single-family dwellings and accessory uses, including agricultural activities, are permitted uses in the AR zone.

b) **Environment**

The Subject Property is subject to the Environmental Guidelines on page 64 of the Master Plan. The Master Plan emphasizes the importance of preserving the natural environment in conjunction with farmland by recommending best practices for water and air quality. While no farmland is being proposed with this Application, the proposed development meets these recommendations by obtaining appropriate stormwater management approvals from the MCDPS Water Resources Section, as seen in the approval letter dated September 8, 2025 (Attachment B). In addition, the Master Plan’s Air Quality recommendations are met through the proposed Category I Forest Conservation Easement, which will preserve the existing 4.14 acres of forest on the Subject Property.

c) **Transportation**

The Subject Property is located near the intersection of Darnestown Road (MD 28) and Jerusalem Road. Jerusalem Road was originally designated as a Rustic Road by the 1996 *Rustic Roads Functional Master Plan*. The 2023 *Rustic Roads Functional Master Plan Update* (“Rustic Roads Functional Master Plan”) reconfirmed the status of Jerusalem Road as a Rustic Road. The Rustic Roads Functional Master Plan states that Jerusalem Road begins at Darnestown Road (MD 28), and the driving experience on the northern portion of the road includes views of farmland and structures on both sides. As discussed in previous sections, the Applicant is dedicating the necessary right-of-way along the frontage of the Subject Property to achieve the Rustic Roads Functional Master Plan recommended width. There are no existing or recommended bikeways or sidewalks along Jerusalem Road because it is designated as a Rustic Road.

Darnestown Road has a proposed bikeable shoulder, per the *2018 Bicycle Master Plan* and a recommended sidewalk along the frontage per the *2024 Complete Streets Design Guide*. However, the project meets the rural exception to constructing the master planned facility per Sec. 49-33 (d) (1) (A), as the lot exceed 25,000 square feet for a residential development in a rural area.

The Rustic Roads Advisory Committee (“RRAC”) reviewed the application on December 11, 2025, and voted unanimously to support the project.

**3. Public facilities will be adequate to support and service the area of the subdivision.**

a) **Roads and other Transportation Facilities**

The Subject Property has frontage on two public roads: Jerusalem Road, classified as a Rustic Road, and Darnestown Road (MD 28), classified as a Country Connector. As proposed in this Application, 40 feet of right-of-way will be dedicated from the property line to the centerline of Darnestown Road, and 35 feet of right-of-way will be dedicated from the property line to the centerline of Jerusalem Road.

Darnestown Road (MD 28) does not contain any pedestrian facilities but does have a proposed bikeable shoulder under the *2018 Bicycle Master Plan*. However, the project meets the rural exception to constructing the master planned facility per Sec. 49-33 (d) (1) (A), as the lot exceeds 25,000 square feet for a residential development in a rural area.

Jerusalem Road does not have any existing pedestrian, bicycle, or transit facilities, and none are required to be constructed because of the Rustic Road classification.

**b) Local Area Transportation Review (LATR)**

The Property is located in the Rural West Policy Area, which is categorized as a Green Policy Area under the 2024–2028 *Growth and Infrastructure Policy* (the “GIP”). As demonstrated in the Applicant’s traffic statement, dated October 23, 2025 (Attachment D), the proposed Administrative Subdivision is proposing fewer than 5 residential dwelling units and therefore generates fewer than 30 peak-hour vehicle trips. The project is exempt from Local Area Transportation Review under the GIP without further review.

**c) Schools**

**School Impact Area Classification**

The Subject Property is located within the Rural West Policy Area, which is categorized as a Turnover Impact Area by the 2024–2028 *Growth and Infrastructure Policy*.

**Annual School Test Results**

This application is scheduled for Planning Board review on February 19, 2026. Therefore, the results of the FY2026 Annual School Test, approved by the Planning Board on June 26, 2025, and effective since July 1, 2025, are applicable.

Monocacy Elementary School, John Poole Middle School, and Poolesville High School serve the Property. The enrollment and capacity projections of these schools are reflected in the FY2026 Annual School Test, which evaluates for the 2029-2030 school year, and the resultant Utilization Premium Payment (UPP) tier placements are shown in Table 2.

*Table 2. FY2026 Annual School Test Projections (2029-2030 School Year) & UPP Tier Placements*

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
Monocacy ES	229	177	77.3%	+52	No UPP
John Poole MS	494	475	96.2%	+19	No UPP
Poolesville HS <sup>(1)</sup>	1,508	1,404	93.1%	+104	No UPP

Based on the FY2026 Annual School Test results above, the Property is not subject to any UPP by default, and the addition of one single-family home will not trigger any UPP.

d) **Other Public Facilities and Services**

Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses, and health services, are currently operating in accordance with the current GIP.

e) **All Forest Conservation Law, Chapter 22A requirements are satisfied.**

The Application satisfies all applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A, and complies with the *Guidelines for Environmental Management and Development in Montgomery County* (“Environmental Guidelines”). Please refer to Section 6 below for the analysis and findings of the Final Forest Conservation Plan.

ii) **All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.**

Stormwater management for the project is to be addressed by utilizing Environmental Site Design (ESD) practices at the permit stage. A stormwater management statement (in lieu of a Stormwater Concept) has been acknowledged and approved by the Water Resources Section of the Montgomery County Department of Permitting Services. The Statement confirms that “any associated stormwater management requirements for this lot will be fully met by way of Environmental Site Design (ESD) to the maximum extent practicable.” The Property is not located in an area of the County that requires a water quality plan.

The area of floodplain that exists on the Property is to be contained within the proposed Category I conservation easement. The proposed development does not impact any floodplain areas.

iii) **Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.M.**

This finding is not applicable to this Application, as the Applicant has no actual or constructive knowledge of any burial site on the Property.

iv) **Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.**

No other provisions apply to the Subdivision.

## SECTION 6: FOREST CONSERVATION PLAN F20260200 FINDINGS AND ANALYSIS

**All Forest Conservation Law, Chapter 22A requirements are satisfied.**

The Property is subject to the Montgomery County Forest Conservation Law, Chapter 22A of the County Code, and requires a Forest Conservation Plan. The Final Forest Conservation Plan (“FFCP”) submitted concurrently with the Administrative Subdivision Plan complies with the *Guidelines for Environmental Management of Development in Montgomery County* (“Environmental Guidelines”) and the Forest Conservation Law, as conditioned and described below.

### Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) No. 420251700 was approved on August 8, 2025. The Property contains 4.16 acres of existing forest, a perennial stream, an ephemeral stream, wetlands, and an associated stream valley buffer (SVB). There are 6.07 acres of SVB, of which 4.11 acres are currently forested, as depicted below in Figure 6. There is a 100-year floodplain to the northeast per FEMA flood maps. There are large specimen trees distributed on the northern and southern boundaries of the Site. The Site is within the Dry Seneca Creek watershed, a Use Class I,P watershed. The Property is not within a Special Protection Area. The FFCP complies with the Environmental Guidelines by adding afforestation planting in the unforested areas of the SVB and protecting the entirety of the SVB with a permanent Category I Conservation Easement.

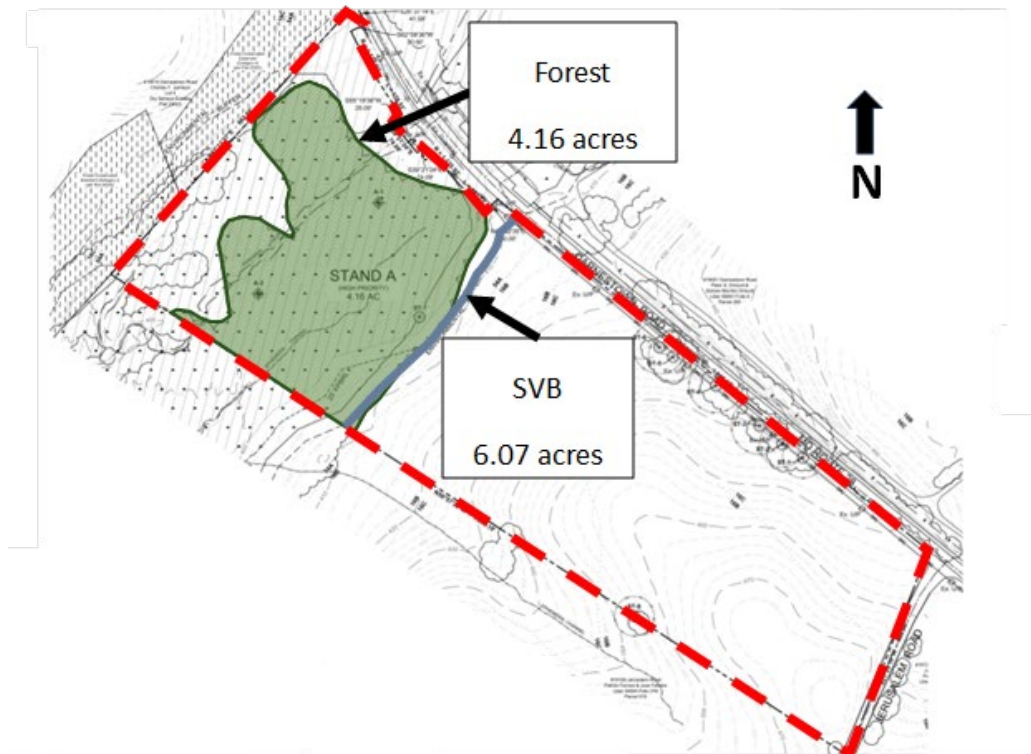


Figure 6 – Existing Features

## Forest Conservation

The Application is subject to Chapter 22A – Montgomery County Forest Conservation Law, and a Final Forest Conservation Plan (Attachment E) has been submitted for approval with Administrative Subdivision Plan No. 620260050. The total tract area is 16.38 acres. The FFCP proposes no forest clearing.

There are 4.16 acres of existing forest onsite. A 0.02-acre portion of forest will be within the Public Utility Easement and is excluded from the total net tract area for forest conservation calculation purposes. The FFCP will retain 4.14 acres of the forest onsite and place the retained forest in a Category I Conservation Easement. The FFCP will also provide 1.66 acres of forest planting within the currently unforested areas of the SVB. The total SVB onsite is 6.07 acres. Due to existing infrastructure, 0.32 acres of SVB will be excluded from the Conservation Easement for maintenance purposes. The remaining SVB area will be protected by a Category I Conservation Easement. In total, 5.86 acres of SVB and existing forest will be protected in the conservation easement. The afforestation will help connect the fragmented forest areas within the SVB and, overall, strengthen the ecological function of the forest and the SVB. The creation of the conservation easement on the property is an effective long-term conservation method to protect the existing forest, conserve environmental resources, and maintain water quality.

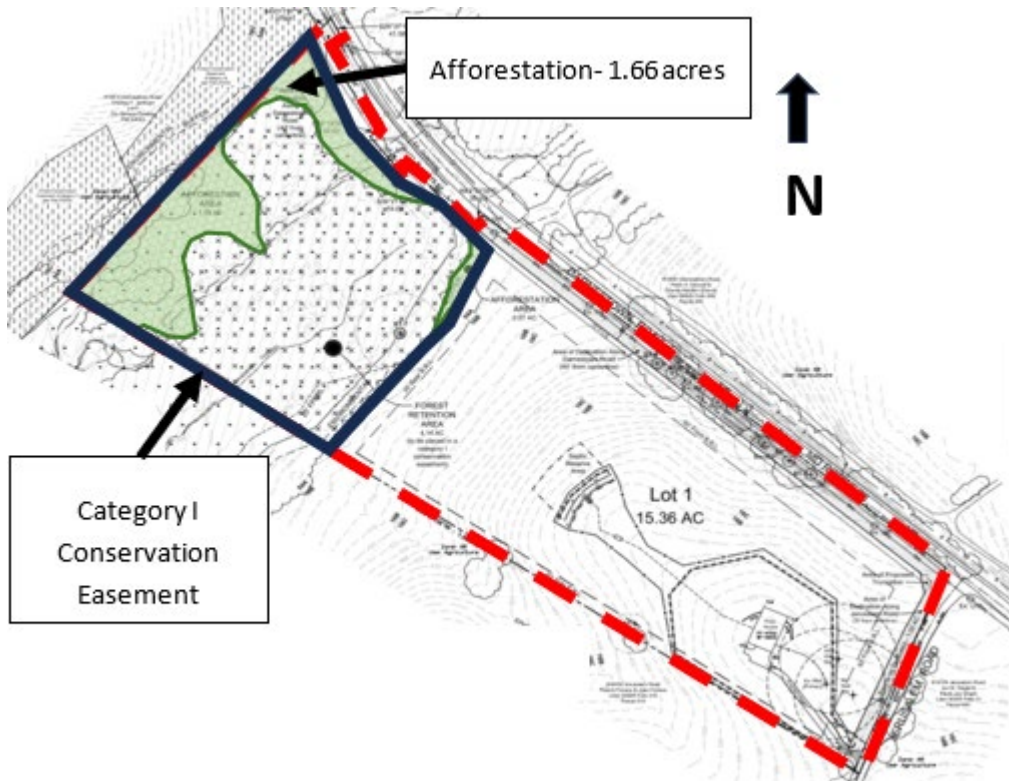


Figure 7 – Proposed Category I Conservation Easement

### Minimum Retention Requirement

Section 22A-12(f)(2)(A) of the Forest Conservation Law States that in an agricultural and resource area, on-site forest retention must equal 25% of the net tract area. The total 15.28-acre net tract area is in an agricultural and resource area, requiring the retention of at least 3.82 acres of forest. The FFCP will meet and exceed the minimum retention requirements, as 4.14 acres of forest will be retained in a Category I Forest Conservation Easement.

## SECTION 7: CONCLUSION

The Administrative Subdivision meets the requirements of Section 50.6.3.C and the technical requirements of Section 50.4.3 of the Subdivision Regulations, and the applicable requirements of Section 50.6.1.B. The lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the 1980 *Preservation of Agriculture & Rural Open Space Functional Master Plan* area. Access and public facilities will be adequate to serve the proposed lot, and the Application has been reviewed by other applicable County agencies, all of which have recommended approval of the plan. The Final Forest Conservation Plan, as conditioned, meets the requirements of Chapter 22A and the Environmental Guidelines.

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### ATTACHMENTS

*Attachment A: Administrative Subdivision Plan*

*Attachment B: Agency Letters*

*Attachment C: Deed History*

*Attachment D: Applicant's Traffic Statement*

*Attachment E: Final Forest Conservation Plan*