

PRIMROSE AT 16650 GEORGIA AVENUE, PRELIMINARY PLAN

NO. 120250090, REGULATORY EXTENSION REQUEST NO. 6

Description

Request to extend the regulatory review period from February 19, 2026 until April 30, 2026. An application to create one lot for an existing antique shop and a new Day Care Center (Over 30 Person), a conditional use application being processed concurrently.

COMPLETED: 2/11/2026

PLANNING BOARD HEARING DATE: 2/19/2026

MCPB ITEM NO. 3

Planning Staff

JPC	Jonathan Casey, Planner III, Upcounty Planning, Jonathan.casey@montgomeryplanning.org , 301-495-2162
NY	Nkosi Yearwood, Supervisor, Upcounty Planning, Nkosi.Yearwood@montgomeryplanning.org , 301-495-1332
PB	Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org , 301-495-4561

LOCATION/ADDRESS

16650 Georgia Avenue. On the west side of Georgia Avenue (MD 97), approximately 150 feet south of Emory Church Road

MASTER PLAN

2005 Olney Master Plan

ZONE

R-200

PROPERTY SIZE

2.12 acres

APPLICANT

Little Steps, LLC

ACCEPTANCE DATE

December 24, 2024

REVIEW BASIS

Ch. 59 and 50

Summary

- Section 50.4.1.E of the Subdivision Ordinance provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on December 24, 2024, which established a Planning Board date no later than April 24, 2025. The Applicant was granted a 30-day extension by the Planning Director.
- The Applicant received four extensions of the review period from May 24, 2025, to February 19, 2026.
- The Applicant is requesting an extension of the review period from February 19, 2026 until April 30, 2026.
- This extension will allow the Applicant time to complete the review and processing of a required Hydraulic Planning Analysis with the Washington Suburban Sanitary Commission ("WSSC"), and obtain final guidance from the Maryland State Highway Administration regarding a potential dedication of land along the frontage of the subject property.
- The Planning Board hearing on the application may occur before the review period ends and will be publicly noticed in accordance with the Subdivision Regulations.
- Staff recommends the APPROVAL of the extension request.

Attachment: A – Applicant request and Form

Christopher M. Ruhlen
Attorney
301-841-3834
cmruhlen@lerchearly.com

January 29, 2026

VIA ELECTRONIC DELIVERY

Johnathan Casey, Regulatory Planner III
Montgomery County Planning Department
Upcounty Planning Division
Jonathan.Casey@montgomeryplanning.org
2425 Reddie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Primrose at 16650 Georgia Avenue
Request for Extension (Sixth) – Preliminary Plan No. 120250090 (the
“Application”) 16650 Georgia Avenue, Olney, Maryland

Dear Mr. Casey,

Our firm represents Little Steps, LLC, the Applicant for the above-referenced Application. Pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Planning Board extend the amount of time in which it is required to hold a public hearing on the Application.¹ Specifically, the Applicant requests an extension of no more than two-and-a-half months (2.5) months, or until April 30, 2026, in order to (i) complete the review and processing of a required Hydraulic Planning Analysis with the Washington Suburban Sanitary Commission ("WSSC"), and (ii) obtain final guidance from the Maryland State Highway Administration regarding a potential dedication of land along the frontage of the subject property.

Although the Applicant is requesting an extension of the deadline for a hearing to no later than April 30, 2026, the Applicant respectfully requests that the Application be scheduled for hearing on the earliest available Planning Board hearing date after the outstanding comments have been resolved.

Thank you for your consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Mr. Nkosi Yearwood
Mr. Mark Beall
Mr. Joshua Penn
Mr. Peter Chew
Vincent Biase, Esq.

¹ As background, the Planning Department formally accepted the Application on December 24, 2024, and tentatively scheduled it for hearing on April 24, 2025. The Planning Director approved a 30-day extension on April 23, 2025, which extended the original review period from April 24, 2025, to May 24, 2025 (with a tentative hearing date of May 22, 2025). The Planning Board then approved the following additional extensions: (i) a two month extension on May 22, 2025, which extended the applicable review period from May 24, 2025, to July 19, 2025 (with a tentative hearing date of July 17, 2025); (ii) a two-and-a-half month extension, which extended the applicable review period from July 17, 2025 to October 2, 2025; (iii) a one-and-a-half month extension, which extended the applicable review period from October 2, 2025 to November 20, 2025; and (iv) a three month extension, extending the review period from November 20, 2025 to February 19, 2026.



Montgomery County Planning Department
 Maryland-National Capital Park and Planning Commission

Effective: December 4, 2024

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 Wheaton, Maryland 20902

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Phone 301.495.4550
 Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Primrose at 16650 Georgia Avenue **Plan No.** 120250090

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 2/19/2026
 The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Christopher M. Ruhlen		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Ste. 700			
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(301) 841-3834		cmruhlen@lercheary.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>Zip Code</i>

We are requesting an extension for 2.5 days / months until 04/30/2026 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant is requesting this extension in order to (i) complete the review and processing of a required Hydraulic Planning Analysis with the Washington Suburban Sanitary Commission ("WSSC"), and (ii) obtain final guidance from Maryland State Highway Administration regarding a potential dedication of land along the frontage of the subject property.

Although the Applicant is requesting an extension of the deadline for a hearing to no later than April 30, 2026, please note that the Applicant respectfully requests that the Application be scheduled for hearing on the earliest available Planning Board hearing date after the outstanding comments have been resolved and reviews completed.

Signature of Person Requesting the Extension

Signature

01/29/2026

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____ (this date must be a schedule Planning Board hearing date).

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).