

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**DATE MAILED:**

**February 13, 2026**

MCPB No.25-156  
Forest Conservation Plan Amendment No. F20250640  
Seneca Meadows  
Date of Hearing: December 18, 2025

## **RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and

WHEREAS, on July 29, 1998, the Planning Board, by Opinion dated July 29, 1998 approved Forest Conservation Plan No. 819980370, as part of Site Plan No. 819980370, on approximately 156.50 acres of land located at Seneca Meadows Parkway, (“Subject Property”) in the *2009 Germantown Employment Area Sector Plan* (“Sector Plan”) area; and

WHEREAS, on January 13, 2011, the Planning Board, by Resolution MCPB No. 10-156, approved Forest Conservation Plan Amendment No. 11998004A to update the conditions of approval; and

WHEREAS, on July 11, 2012, the Planning Board, by Resolution MCPB No. 11-89, approved Forest Conservation Plan Amendment No. 11998004B to amend a previously approved plan of subdivision and forest conservation plan to further amend the conditions of approval; and

WHEREAS, on June 13, 2025, Pulte Home Company, LLC (“Applicant”) filed an application for approval an amendment to the previously approved forest conservation plan to allow for updates to the Final Forest Conservation plan not specifically covered by the previous phases of development; and

WHEREAS, the Applicant’s forest conservation plan amendment application was designated Forest Conservation Plan Amendment No. F20250640 (“Forest Conservation Plan,” “Application,” or “Amendment”); and

WHEREAS, the Application was submitted for concurrent review and approval with Preliminary Plan Amendment No. 11998004C and Site Plan Amendment No. 81998037A (“Accompanying Plans”); and

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Approved as to  
Legal Sufficiency:

/s/ Allison Myers  
M-NCPPC Legal Department

WHEREAS, following review and analysis of the Application by Planning Board Staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board dated December 5, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on December 18, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Pedoeem, seconded by Vice Chair Linden, with a vote of 4-0; Chair Harris, Vice Chair Linden, Commissioners Hedrick, and Commissioner Pedoeem voting in favor, and Commissioner Bartley necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Final Forest Conservation Plan No. F20250640 (“Amended Final Forest Conservation Plan”) on the Subject Property by adding a new Condition No. 10 to the previously approved conditions as follows:<sup>1</sup>

1. Approval of a revised preliminary Forest Conservation Plan (FCP) with conditions as stated in the Environmental Planning recommendations dated July 20, 1998. Final FCPs shall be approved as part of the appropriate phased site plans. The applicant shall satisfy all conditions prior to approval of record plats or Montgomery County Department of Permitting Services (DPS) issuance of a sediment and erosion control permit, as appropriate. Conditions include, but are not limited to, the following:
  - a. For purposes of rough grading, modify the limits of disturbance as follows on the preliminary FCP:
    - i. Extend the forest save boundary by 50 feet on proposed Lot 5 (south of Stormwater Management Facility No. 4).
    - ii. Extend the forest save boundary by 100 feet on proposed Lot 13 (south of Ridge Road).
  - b. A detailed planting plan, including specific numbers, sizes, and species of plant material, site preparation methods, the schedule of site work, detailed tree protection measures, and a sediment and erosion control plan for the proposed berm and adjacent wetland area along the eastern property line, shall be submitted for review and approval prior to approval of the signature set of site plan. A planting plan for the earth berm to include a mix of tree and shrub species of various sizes, including large caliper trees, to create a dense visual screen.
  - c. Submit information to show why the applicant proposed to use natural regeneration for the wetland area along the eastern property line near Sunnyview Court to satisfy part of the FCP requirements. If it is determined that natural regeneration is not justified in the wetland area, then FCP shall be revised to show 0.86 acres of forest planting in lieu of 0.86 acres of natural regeneration.

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<sup>1</sup> Condition No. 1 associated with Site Plan No. 819980370 has been satisfied.

- d. The proposed use of natural regeneration not covered under condition 3c, above, is to be determined at the appropriate phased site plan and the final FCP for that phase. The applicant shall submit information to show why natural regeneration is proposed in those areas identified in the revised preliminary FCP. If, at the phased site plan stage, it is determined, after staff review, that natural regeneration cannot be counted toward the forest planting requirement, then those areas proposed as natural regeneration shall be changed to forest planting areas on the final FCP.
  - e. Provide specific tree protection measures for large trees along the eastern property line near Major Drive. Large trees include, but are not limited to, a 50-inch diameter ash, a 42-inch diameter sycamore, and a 33-inch diameter oak that are off the property. Protection measures include the establishment of a no-disturbance area within the critical root zones of the subject trees and appropriate signing and fencing.
2. Applicant must address Forest Conservation encroachment issues outlined in the Staff Report as detailed in the November 4, 2010 letter from Jody Kline, Esq. to Rose Krasnow.<sup>2</sup>
3. The Category I Easement area on proposed Lot 11 must be appropriately recorded on a plat prior to release of any building permits.
4. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Phase 4 Final Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices on Lot 11.
5. Applicant must submit a new record plat within 90 days of the mailing date of the Planning Board's resolution approving the limited amendment to the Preliminary Plan. The record plat must reference the standard Category I (liber 13178, folio 412) conservation easement as recorded in the land records for Montgomery County, Maryland.<sup>3</sup>
6. All required plantings must occur within the first planting season after Planning Board approval of the amended Forest Conservation and associated Preliminary plan.
7. Applicant must enter into a two-year Maintenance and Management Agreement with a surety for any planting required by the revised Forest Conservation Plan. The maintenance and management agreement must be submitted and approved by M-NCPPC prior to any planting occurring.
8. All other conditions of Preliminary Plan and Forest Conservation Plan No. 11998004B that were not modified herein, as contained in the Planning Board's Resolution dated January 13, 2011, remain in full force and effect.
9. Applicant must submit a final forest conservation plan that includes the planting area the north side of the berm located on the north side of Seneca Meadows Parkway separating the subject property from Meadowbrook Estates.

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<sup>2</sup> Conditions No. 2 through 4 associated with Preliminary Plan No. 11998004A have been satisfied.

<sup>3</sup> Conditions No. 5 through 9 associated with Preliminary Plan No. 11998004B have been satisfied.

10. 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.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensures the protection of environmentally sensitive features.*

A. Forest Conservation

The Applicant has submitted Final Forest Conservation Plan Amendment No. F20250640, which amends and replaces FFCP No. 11998004B. The Amendment satisfies the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and complies with the Montgomery County Planning Department’s approved Environmental Guidelines.

As approved with FCP No. 11998004B, the Applicant met the planting requirement onsite with 16.99 acres total. A variance was approved with FCP No. 820100140 for the removal of one (1) Protected Tree and the planting of 31 four-to six-foot-tall holly trees within the Category I Conservation Easement area of FCP No. 820100140. Forest Conservation Plan Amendment No. F20250640 is consistent with the requirements of the previously approved Forest Conservation Plan, but updates the final building locations and footprints, as required by the Code of Montgomery County Regulations (COMCOR) Section 22A.00.01.09.B.2.a.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Planning Board in this matter, and the date of this Resolution is

**February 13, 2026**

(which is the date that this Resolution is mailed to all parties of record);

and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Commissioner Pedoeem, with a vote of 4-0-1; Chair Harris, Vice Chair Linden, and Commissioners Hedrick and Pedoeem, voting in favor of the motion, Commissioner Bartley abstaining at its regular meeting held on Thursday, February 12, 2026, in Wheaton, Maryland and via video conference.



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Artie L. Harris, Chair  
Montgomery County Planning Board