

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

March 4, 2026

MCPB No. 26-05
Final Forest Conservation Plan No. F20260250
20300-20350 Century Boulevard
Date of Hearing: January 29, 2026

RESOLUTION

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

WHEREAS, on November 26, 2025, Germantown MD FGF, LLC (“Applicant”) filed an application for approval of a forest conservation plan for concurrent review and approval with Administrative Subdivision Plan No. 620260080 and Expedited Approval Plan No. E20260020 (“Accompanying Plans”) on approximately 6.93 acres of land located at 20300-20350 Century Boulevard, Germantown, MD (“Subject Property”) in the Germantown Town Center Policy Area and the 2009 *Germantown Sector Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s forest conservation plan application was designated Final Forest Conservation Plan No. F20260250, 20300-20350 Century Boulevard (“Final Forest Conservation Plan,” “FFCP,” or “Application”); and

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 January 16, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on January 29, 2026, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Pedeem, with a vote of 5-0; Chair Harris, Vice Chair Linden, Commissioners Bartley, Hedrick and Pedeem voting in favor.

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Approved as to
Legal Sufficiency: /s/ Allison Myers
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Final Forest Conservation Plan No. F20260250 on the Subject Property, subject to the following conditions:¹

1. Before recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first, for the development shown on the Accompanying Plans, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Seneca Creek watershed or Priority Area² to satisfy the afforestation requirement of 1.07 acres of mitigation credit. If no off-site forest banks exist within the Seneca Creek watershed or Priority Area, then the off-site requirement may be met by purchasing 1.07 acres of mitigation credits from a mitigation bank within Montgomery County outside of the Seneca Creek watershed or Priority Area, subject to Staff approval. If forest mitigation bank credits are not available for purchase, a fee-in-lieu payment must be made to M-NCPPC for the appropriate mitigation credits outside of the same watershed or Priority Area.
2. The Applicant must schedule the required site inspections by 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. The M-NCPPC Forest Conservation Inspection Staff may require tree save measures not specified on the Final Forest Conservation Plan.
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.

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.*

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

² Priority Area means a priority 8-digit watershed, special protection area, or the Patuxent Primary Management Area (PMA) as defined in Section 22A-12(c)(1) of the Forest Conservation Law.

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law (“FCL”) and the Montgomery County Planning Department’s Environmental Guidelines. As required by Chapter 22A, an FFCP was submitted to be reviewed in conjunction with Administrative Subdivision Plan No. 620260080 and Expedited Approval Plan No. E20260020.

The total net tract area for forest conservation purposes is 7.16 acres, which includes the Subject Property of 6.93 acres, plus off-site work of 0.23 acres for the construction of a shared use path along Century Boulevard and the installation of water and sewer line connections to existing utilities in Century Boulevard. The Subject Property is zoned CR-2.0, C-1.25, R-1.0, H-14.5 T and is classified as Mixed-Use Development Area (“MDP”) as defined in Section 22A-3 of the FCL and specified in the Trees Technical Manual. The Subject Property has no forest, which results in an afforestation requirement of 1.07 acres as calculated in both Final Forest Conservation Worksheets. As conditioned, the Applicant will meet this requirement through the purchase of forest mitigation bank credits from an off-site forest bank, or if no banks are available, by paying a fee-in-lieu to the Forest Conservation Fund.

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

March 4, 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.

* * * * *

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 5-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem, voting in favor of the motion, at its regular meeting held on Thursday, February 26, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board