

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES

Meeting Date: Thursday, March 26, 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, March 26, 2026, beginning at 9:06 a.m. and adjourning at 10:17 a.m.

Present were Chair Artie Harris, Vice Chair Josh Linden, and Commissioners Shawn Bartley (attended virtually) and James Hedrick.

Commissioner Pedoeem was necessarily absent.

Items 1 through 3 and Items 8 through 10 were discussed in that order and reported in the attached Minutes.

Item 4 was removed from the Agenda and Item 7 was postponed.

Items 5, 6, 11, 12, 13, and 14 were moved to March 27, 2026.

There being no further business, the meeting adjourned at 10:17 a.m. The next regular meeting of the Planning Board will be held on Friday, March 27, 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. Adventist HealthCare Shady Grove Medical Center Site Plan Amendment No. 81999024J – MCPB No. 26-19
2. Korean Mission Church Preliminary Plan No.120240050 – MCPB No. 26-14
3. Korean Mission Church Forest Conservation Plan No. F20240360 – MCPB No. 26-15
4. Montgomery County Humane Society Preliminary Plan Amendment No. 12019010A – MCPB No. 26-16
5. Montgomery County Humane Society Forest Conservation Plan No. F20260090 – MCPB No. 26-1

Board Action: Adopted the Resolutions above, as submitted.

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

6. 8008 Wisconsin Avenue Preliminary Plan Amendment No. 12016005B – MCPB No. 26-13

Board Action: Adopted the Resolution above, as submitted.

Motion: Hedrick/Linden

Vote: 3-0-1

Other: Commissioner Bartley abstained due to being absent for the original vote. Commissioner Pedoeem was necessarily absent.

7. College View Campus, Preliminary Plan Amendment No. 12020017A, MCPB No. 26-20

Board Action: Adopted the Resolution above, as submitted.

Motion: Linden/Bartley

Vote: 3-0-1

Other: Commissioner Hedrick abstained due to being absent for the original vote. Commissioner Pedoeem was necessarily absent.

B. Approval of Minutes

1. Minutes for February 19, 2026
2. Minutes for March 12, 2026

Board Action: Approved Meeting Minutes for February 19, 2026 and March 12, 2026.
Motion: Hedrick/Linden
Vote: 4-0
Other: Commissioner Pedoeem was necessarily absent.

C. Other Preliminary Matters

There were no other Preliminary Matters submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220260270, Chevy Chase, Section 4

Subdivision Plat No. 220260490, Country Club Village

Staff Recommendation: Approval

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

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

Item 3. Regulatory Extension Requests (Public Hearing)

Olney FSU, Site Plan No. 82015010C: Regulatory Review Extension Request No. 1 to extend the regulatory review period until June 11, 2026.

Big Woods Manor, Administrative Subdivision Plan No. 620240050 and Preliminary/Final Forest Conservation Plan No. F20240910: Regulatory Review Extension Request No. 5 to extend the regulatory review period until July 30, 2026.

Democracy Center, Site Plan No. 82025002A: Regulatory Extension Request No. 3 to extend the regulatory review period until April 29, 2026.

Kingshill Road Subdivision, Administrative Subdivision Plan No. 620240200: Regulatory Extension Request No. 2 to extend the regulatory review period until June 30, 2026.

Elmer School Farm, Administrative Subdivision Plan No. 620260010 and Forest Conservation Plan No. F20260010: Regulatory Extension Request No. 1 to extend the regulatory review period until May 28, 2026.

Temple Row, Administrative Subdivision Plan No 620250010 and Forest Conservation Plan No. F20250560: Regulatory Extension Request No. 5 to extend the regulatory review period until May 21, 2026.

Staff Recommendation: Approval of the Extension Requests.

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

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

Item 4. REMOVED - Roundtable Discussion

The Planning Director's Report was removed from the Agenda.

Item 5. MOVED - FY27 Operating Budget Response

This item was moved to March 27, 2026.

Item 6. MOVED - In Response to a Forest Conservation Law Violation; Forest Conservation Plan Amendment F20241060 (previously SC2003001), Joseph and Cindy Cacace Property, 3721 Flintridge Court, Brookeville, MD 20833 (Public Hearing)

This item was moved to March 27, 2026.

Item 7. POSTPONED - Legislative Update

This Item was postponed.

Item 8. Sam's Carwash, Conditional Use Application No. CU202503 (Public Hearing)

Request for Conditional Use to permit a Carwash. (CRT-1.75, C-1.0, R-0.75, H-55T) Zone, located at 26203 Ridge Road, Damascus.

Staff Recommendation: Approval with Conditions

Board Action: Approved Staff recommendation to transmit comments to the Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

Josh Penn, Planner III, offered a multi-media presentation regarding Sam's Carwash. Further information can be found in the Staff Report dated March 13, 2026 and posted to the Agenda for March 26, 2026.

Mr. Penn stated the Applicant is proposing to partially raze the existing building on the property to create two structures for a fully automated express car wash. Mr. Penn noted approximately 1,007 square feet of the existing building, located at the front of the property, will remain and provide office space for the project. The space will also provide future potential retail uses as demand and opportunities permit. The second portion of the existing building will be expanded to the east to create a 4,028 square foot structure that will house the car wash. There will be 18 vacuum detailing stations, three service/queuing lanes, one drive through lane, one access point, and hours of operation will be 7:30 am to 7:30 pm Monday through Saturday and 8:00 am to 6:00 pm on Sunday.

Justine Gonzalez-Velez, Transportation Planner II, discussed the transportation for the project noting the Applicant will make a financial contribution toward the future installation of an eight-foot-wide separated bike lane facility with a six-foot-wide buffer, and two extra feet of concrete pavement for a future sidewalk upgrade. Mr. Gonzalez-Velez also discussed the access to the site stating the two existing curb cuts along Ridge Road will be consolidated into one single driveway, allowing vehicle ingress and egress to the Property.

Mr. Penn also discussed the design aspects of the project noting the reuse of the existing structure along Ridge Road and modification to façade maintains property character. The project also maintains the existing building height and similar massing, and the proposed site layout with office/commercial building along the frontage minimizes views of the car wash in the rear.

Lastly, Mr. Penn discussed modifications to Condition Number 4 regarding entering into a Surety and Maintenance Agreement with the Planning Board regarding site elements and the deletion of Condition Number 11 regarding dedication.

Patrick O'Neil of Lerch, Early, and Brewer offered brief comments on behalf of the Applicant regarding the history of the car wash and noted agreement to Staff's conditions.

The Board asked questions regarding reasoning for only demolishing portions of the building and Mr. O'Neil offered further comments and responses.

Item 9. Iglesia De Cristo Mi El Maryland: Preliminary Plan No.120220040 and Forest Conservation Plan No. F20260290 (Public Hearing)

Application to create one lot for a religious assembly building and a parsonage; located at 17521 Old Baltimore Road, approximately 410 feet west of Brimstone Academy Court, RNC zone, 7.17 acres, 2005 Olney Master Plan.

A. Preliminary Plan No.120220040

Staff Recommendation: Approval with Conditions

Board Action: Approved Staff recommendation for approval of the Preliminary Plan cited above as modified during the meeting, 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/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

B. Forest Conservation Plan No. F20260290

Staff Recommendation: Approval with Conditions

Board Action: Approved Staff recommendation for approval of the 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/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

Jonathan Casey, Planner III, offered a multi-media presentation regarding Iglesia De Cristo Mi El Maryland. Further information can be found in the Staff Report dated March 13, 2026 and posted to the Agenda for March 26, 2026.

Mr. Casey noted new Preliminary Plan Condition Numbers 9 and 10 regarding impervious surfaces.

Mr. Casey stated the Applicant is proposing to create one lot on 6.89 acres land for a parsonage and new Religious Assembly building with up to 680-seats. The smaller existing house will be retained and converted into a parsonage and the second house and accessory structure will be demolished to accommodate the new assembly building and parking lot. Mr. Casey noted the Applicant is also proposing 170 parking spaces, including ADA accessible spaces and electric vehicle charging spots, connection to public water and sewer, sixty percent Rural Open Space, on-site reforestation, 0.28 acres of right-of-way dedication, and landscape infiltration facilities.

Mr. Casey gave an overview of community concerns regarding project timeline, adequacy of parking, traffic and safety, lighting, facility size, noise, tree clearing and privacy, and water mitigation. Mr. Casey discussed the Master Plan conformance and noted there will be a Water and Sewer Category Change with advancement to S-3 and W-3 upon approval of the Preliminary Plan. Mr. Casey also discussed the landscaping

and lighting for the property noting there will be parking lot screening, a parking lot canopy cover, and noted the Applicant submitted a Photometrics plan showing that proposed lighting will not cause light spillage onto adjacent properties.

Justine Gonzalez-Velez, Transportation Planner II, discussed the transportation for the project including the proposed dedicated right-of-way, six-foot sidewalk, fifteen-foot street buffer, pedestrian access, bicycle parking requirements, driveway entrance, and Local Area Transportation Review (LATR).

Josh Penn, Planner IV, discussed the Forest Conservation Plan noting an afforestation requirement of 1.41 acres which the Applicant is proposing to meet by planting 1.28 acres onsite of reforestation and 0.13 acres offsite via an offsite bank or fee-in-lieu. Mr. Penn also noted the Applicant submitted a variance request for impact to two trees and removal of five trees.

Michele Rosenfeld of the Law Office of Michele Rosenfeld LLC offered comments on behalf of the Applicant noting agreement with Staff's conditions.

The Board asked questions regarding how parking was calculated, whether more opportunities for increased tree canopy were explored, if the natural surface trail will be ADA accessible, and sidewalk requirements.

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

Item 10. Shady Grove Dash In, Conditional Use No. CU202604, and Forest Conservation Plan No. F20260360 (Public Hearing)

Request to construct a Filling Station with accessory convenient store and car wash; located at 15700 Shady Grove Road, Gaithersburg; located on Shady Grove Road approximately 750 feet northeast of I-270; GR-1.5, H-45'; 1.995 acres; 2021 Great Seneca Plan (Master Plan).

A. Conditional Use No. CU202604

Staff Recommendation: Recommendation of approval with conditions to the Hearing Examiner.

Board Action: Approved Staff recommendation to transmit comments to the Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.

Motion: Hedrick/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

B. Forest Conservation Plan No. F20260360

Staff Recommendation: Approval with conditions

Board Action: Approved Staff recommendation for approval of the 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/Linden

Vote: 4-0

Other: Commissioner Pedoeem was necessarily absent.

Mark Beall, Planner IV, offered a multi-media presentation regarding the Shady Grove Dash In. Further information can be found in the Staff Report dated March 13, 2026 and posted to the Agenda for March 26, 2026.

Mr. Beall noted modifications to Condition Number 11 related to the recordation of one ten-foot-wide overlapping Public Improvement Easement (PIE) and Public Access Easement (PAE) along the Property frontage on Shady Grove Road and the installation of up to seven off-site pedestrian lights attached to existing power poles or other similar configurations (subject to MCDOT approval) along Shady Grove Road as well as renumbering of conditions due to having two conditions labeled Number 5.

Mr. Beall stated the Applicant is proposing to demolish the existing Red Lobster restaurant and construct a new Filling Station, convenience store, and single-bay car wash with an associated parking lot. The Filling Station will contain six multiple-product fuel dispensers (12 fueling positions) and two EV charging stations with a canopy over the fuel dispensers.

Mr. Beall discussed the building design, lighting, Master Plan conformance and Forest Conservation Plan noting the Applicant submitted a variance request due to the removal

of one tree. Mr. Beall stated there is 0.33 acres of afforestation that will be met either in an off-site forest bank or via fee-in-lieu payment.

Mr. Beall also discussed the transportation for the project noting the site frontage will be upgraded with a ten-foot sidepath and new striped crosswalk, which will connect to the internal sidewalks that provide safe pedestrian access. The curb radii at the existing shared driveway will also be reduced.

Stacy Silber of Lerch, Early, and Brewer offered a multi-media presentation and comments on behalf of the Applicant regarding the surrounding area, existing conditions, proposed development, image renderings of the proposed project, and dining options the project will provide. Ms. Silber offered further comments regarding whether pervious concrete was considered and infeasibility of rooftop solar.

The Board asked questions regarding the EV charging level, how the tree canopy coverage was calculated, future plans for the adjacent property behind the subject property, potential for pervious concrete, and whether rooftop solar was considered.

Staff, including Halley Johnson, Planner II, offered comments and responses to the Board's questions.

Tony Williams and Bertha Ballew of the Wills Group offered comments and responses on behalf of the Applicant regarding the EV charging levels, the infeasibility of rooftop solar, and what would be included in an equipment package for solar.

Item 11. MOVED - Proposed Zoning Text Amendment (ZTA), Accessory Residential Uses – Accessory Dwelling Unit (ADU) (Public Testimony Accepted)

This item was moved to March 27, 2026.

Item 12. MOVED - Proposed Zoning Text Amendment (ZTA), Solar Collection System – Standards (Public Testimony Accepted)

This item was moved to March 27, 2026.

Item 13. MOVED - Update of the Montgomery County Planning Board Regulation on Administrative Procedures for Development Review (Public Testimony Accepted)

This item was moved to March 27, 2026.

Item 14. MOVED - Proposed Zoning Text Amendment (ZTA), Notice Required – Standards (Public Testimony Accepted)

This item was moved to March 27, 2026.