

**BIG WOODS MANOR
ADMINISTRATIVE SUBDIVISION PLAN NO. 620240050 AND
FINAL FOREST CONSERVATION PLAN NO. F20240910
REGULATORY REVIEW EXTENSION REQUEST NO. 5**

Description

Request to extend the regulatory review period from March 26, 2026, to July 30, 2026: Application to create two lots for one single-family detached dwelling and retaining an existing single-family dwelling.

No. 620240050 & F20240910
Completed: 3/23/2026

MCPB 3/26/26

2425 Reddie Drive
Floor 13
Wheaton, MD 20902

MC

Mariah Clayborne, Planner II, Upcounty Planning, Mariah.clayborne@montgomeryplanning.org, 301-495-4535

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



Summary

- Section 50.6.3.B.4 of the Subdivision Regulations generally states that Administrative Subdivision Plan applications must be scheduled for a public hearing within 90 days after the date of acceptance.
- Application for Administrative Subdivision Plan No. 620240050 was accepted on October 2, 2024, which established a Planning Board date no later than December 26, 2024.
- On December 5, 2024, the Planning Board approved a 90-day extension until March 31, 2025.
- On March 13, 2025, the Planning Board approved a 90-day extension until June 26, 2025.
- On July 17, 2025, the Planning Board approved a 90-day extension until September 26, 2025.
- On September 25, 2025, the Planning Board approved a 6-month extension until March 26, 2026.
- The Applicant requests an extension until July 30, 2026, to finish addressing all comments and coordinate with Staff and all outside agencies for letters of approval.
- Staff recommends APPROVAL of the extension request.

Attachment A: Extension Request form

LOCATION

20925 Big Woods Road, Dickerson, MD

MASTER PLAN

1980 *Agricultural and Rural Open Space*

ZONE

R-200

PROPERTY SIZE

3.53 Acres

APPLICANT

CV, Inc.

ACCEPTANCE DATE

October 2, 2024

REVIEW BASIS

Chapters 22A, 50, 59



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

2425 Reedie Drive
 Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: January 29, 2021

Phone 301.495.4550

Fax 301.495.1306

REGULATORY REVIEW EXTENSION REQUEST

Request #1

Request #2

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Big Woods Manor

Plan No. 620240050

This is a request for extension of:

- Project Plan
 Preliminary Plan

- Sketch Plan
 Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 03/26/2026

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.)

George F Walker

Name		Affiliation/Organization	
20923 Big Woods Rd.			
Street Address		MD	20842
Dickerson		State	Zip Code
City	(240) 994-6001	Gixsir1@juno.com	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 4 months until ~~03/26/2026~~ 7/30/2026

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

We are requesting this extension due to the many comments and changes we had to make at the last moment to revise the original project plan. At the advisement of Mariah we were asked to request this extension.

To obtain all outside agency approvals and ensure adequate review time.

Signature of Person Requesting the Extension

Signature

03/11/2026
 Date