

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD APPROVED PUBLIC MEETING MINUTES

Meeting Date: Thursday, May 7, 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, May 7, 2026, beginning at 9:09 a.m. and adjourning at 2:40 p.m.

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

Commissioner Hedrick was necessarily absent.

Items 1 through 9 were discussed in that order and reported in the attached Minutes.

The Planning Board recessed for lunch at 11:57 a.m. and reconvened in the auditorium and via video conference to return to open session at 1:31 p.m. to discuss Items 10 through 12, as reported in the attached Minutes.

The Planning Board adjourned at 2:40 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 21, 2026, at the Planning Board's tour of the Germantown Sector Plan Amendment and 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

There were no Resolutions submitted for approval.

B. Approval of Minutes

1. Minutes for April 23, 2026

Board Action: Approved the Minutes for April 23, 2026, as submitted.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

C. Other Preliminary Matters

There were no other Preliminary Matter submitted for approval.

Item 2. Record Plats (Public Hearing)

Subdivision Plat No. 220260700, West Chevy Chase Heights

Staff Recommendation: Approval

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

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Item 3. Regulatory Extension Requests (Public Hearing)

Old Anglers Cove Preliminary Plan Amendment No. 12017029B: Regulatory Review Extension Request No.1 to extend the regulatory review period until July 23, 2026.

Hassnain Residence, Preliminary Plan No. 120230140: Regulatory Review Extension Request No. 8 to extend the regulatory review period until September 10, 2026.

Temple Row, Administrative Subdivision Plan No 620250010: Regulatory Extension Request No. 6 to extend the regulatory review period until December 17, 2026.

Wheaton Lane Subdivision, Preliminary Plan No. 120250200: Regulatory Review Extension Request No. 2 to extend the regulatory review period until July 23, 2026.

Staff Recommendation: Approval of the Extension Requests.

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

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Item 4. Roundtable Discussion

Board Action: Received briefing

Other: Commissioner Hedrick was necessarily absent.

Montgomery Parks Director, Miti Figueredo, offered a multi-media presentation regarding recent updates for the Parks Department.

Ms. Figueredo highlighted the recent third annual Sligo Creek Fest that had approximately 15,000 attendees, Archeology Day at Needwood Mansion, and the CentroNia Groundbreaking. Ms. Figueredo also discussed additional capital funding received in the amount of \$6,535,000 and gave an overview of the projects it will help fund. Ms. Figueredo announced that Montgomery Parks has been selected as a finalist for the 2026 National Gold Medal Award for Excellence in Park and Recreation Management and gave an overview of the Maryland Recreation and Parks Association (MRPA) Awards recently won, including Best Social Media, Landscape Site Award, and Best Website for the Birding page. Ms. Figueredo also highlighted the different MRPA conference sessions that Parks Staff attended and participated in.

Ms. Figueredo discussed how Montgomery Parks maintains a state of good repair for playgrounds, athletic fields, grounds maintenance, custodial services, and sign installation. Lastly, Ms. Figueredo highlighted the opening of the Ovid Hazen Wells Skate Park and showed a short video.

**Item 5. Montgomery Parks Foundation Board of Trustees, New Nominee
2026**

Staff Recommendation: Approval of Elizabeth Rogers' nomination.

Board Action: Approved Staff recommendation for approval of Elizabeth Rogers' nomination to the Montgomery Parks Foundation Board of Trustees.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Katie Rictor, Montgomery Parks Foundation Executive Director, stated the Montgomery Parks Foundation Board of Trustees has elected Elizabeth Rogers to serve as a new member of the Board of Trustees. Ms. Rictor discussed Ms. Rogers background and qualifications for the position and stated the Board of Trustees seeks the approval of the Planning Board of this nominee.

Item 6. Glen Road Bridge Replacement over Sandy Branch (Public Hearing)

Staff Recommendation: Transmit recommendation of approval with comments.

Board Action: Approved Staff recommendation to transmit comments to the Montgomery County Department of Transportation, as stated in a transmittal letter to be prepared at a later date.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Sofia Aldrich, Planner IV, offered a multi-media presentation regarding the Glen Road Bridge Replacement over Sandy Branch. Further information can be found in the Staff Report dated April 30, 2026 and posted to the Agenda for May 7, 2026.

Ms. Aldrich stated the Montgomery County Department of Transportation (MCDOT) is proposing to replace Bridge M0148X01 on Glen Road over Sandy Branch in Potomac, Maryland. Ms. Aldrich gave an overview of the existing conditions of the bridge, noting the bridge was built in 1930, repaired in 1992, and due to the deterioration of the existing bridge, MCDOT has decided that replacement is warranted. The Glen Road Bridge Replacement Project involves the removal of the existing bridge infrastructure and installation of a new two-cell (10-foot by 10-foot) box culvert, wingwalls, cast-in-place overlay, and riprap protection. In addition, two yard-inlets and two 14-inch by 23-inch Horizontal Elliptical Reinforced Concrete Pipe (HERCP) pipes will be installed to reduce flooding at the intersection of a private driveway and Glen Road.

Ms. Aldrich stated there will be a three-month summer road closure with an eight-mile detour. Ms. Aldrich also discussed the Master Plan consistency, transportation best practices, and Historic Preservation review for the project.

Molly Stamets, Planner I, discussed the Forest Conservation for the project noting that a Forest Conservation Plan exemption was confirmed, the project occurs within an existing conservation easement, and stream restoration will be provided upstream of the Glen Road bridge and tie in the existing downstream restoration so that the Sandy Branch stream is stable.

Lastly, Ms. Aldrich gave an overview of Staff's proposed comments and recommendations for the project.

The Board asked questions regarding the stream design, drive lane widths over the bridge, and whether the bridge will be striped.

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

Dave Anspacher, Chief of the Transportation Division, also offered comments regarding funding and asked for confirmation of construction timeline.

Brian Copley of MCDOT offered comments and responses.

Item 7. The Wheaton Plan: A Georgia Avenue Community Plan – Scope of Work

Staff Recommendation: Approve the Scope of Work and Plan Boundary.

Board Action: Approved Staff recommendation for approval of the Scope of Work and Plan Boundary, with the boundary amendments discussed during the meeting.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Carrie Sanders, Chief of East County Planning, offered comments regarding the proposed Plan. Maren Hill, Planner III, introduced Pablo Espejo, Planning Intern, and Kenneth Derryberry, Planner II, and offered a multi-media presentation regarding The Wheaton Plan: A Georgia Avenue Community Plan. Further information can be found in the Staff Report dated May 1, 2026 and posted to the Agenda for May 7, 2026.

The Wheaton Plan will build on recent planning initiatives in and around Wheaton, including the Wheaton Downtown Study, Wheaton Streetscape Standards, and Wheels in Wheaton Placemaking Initiative, as well as community feedback received through these efforts.

Ms. Hill discussed the Plan timeline, goals, and community engagement, as well as the proposed Wheaton boundary and the potential Plan boundary amendments for the Inwood Area. Mr. Derryberry discussed elements to explore for the Plan for zoning, land use, and urban design, zoning analysis, housing, small businesses and economic development, and transportation. Mr. Espejo also discussed additional elements to explore for health and wellbeing, environment, historic resources, and community facilities. Lastly, Ms. Hill discussed elements to explore for Plan implementation, community engagement strategy, and the Plan schedule.

The Board offered comments and asked questions regarding the proposed boundary line as it relates to other nearby plan boundaries, the possibility of leveraging publicly-owned land opportunities, and the potential to address short-term goals during the master plan process.

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

**Item 8. 495 Movers at 12330 Parklawn Local Map Amendment No. H-161
(Public Hearing)**

Request to re-zone the Subject Property from IL-1.0, H-50' Zone to the ILF-2.25, H-50' Zone to replace the existing self-storage use on site with a new three-story, 102,638 square feet square-foot self-storage facility on 1.05 acres of land zoned IL-1.0, H-50'(Proposed zone ILF-2.25, H-50'); located at 12330 Parklawn Drive, Rockville, MD; within the 2009 Twinbrook Sector Plan.

Staff Recommendation: Transmit recommendation of approval with binding elements.
Board Action: Approved Staff recommendation for approval of Local Map Amendment No. H-161 and Floating Zone Plan, with binding elements and transmittal of comments to the Hearing Examiner, as stated in a transmittal letter to be prepared at a later date.
Motion: Pedoeem/Bartley
Vote: 4-0
Other: Commissioner Hedrick was necessarily absent.

Troy Leftwich, Planner III, offered a multi-media presentation regarding the 495 Movers at 12330 Parklawn Local Map Amendment No. H-161. Further information can be found in the Staff Report dated April 23, 2026 and posted to the Agenda for May 7, 2026.

Mr. Leftwich stated the Applicant is proposing to rezone the property (1.05 acres) from the IL-1.0, H-50' Zone to the ILF-2.25, H-50' Zone, to accommodate redevelopment of the existing self-storage facility with a modern building. Mr. Leftwich noted the Applicant plans to replace the current self-storage buildings with a new four-story building plus cellar structure, offering up to 102,638 square feet of gross floor area, in addition to 27,000 square feet of cellar space (not included in the FAR calculation). Access to the Site will be consolidated to a single-entry point connecting directly to the parking and loading area, improving traffic safety for all transportation modes. Mr. Leftwich also noted a parking waiver is anticipated at time of Site Plan, and the project will also have 16% Amenity Open Space.

Elizabeth Rogers of Lerch, Early, and Brewer offered a multi-media presentation and comments on behalf of the Applicant regarding the Application, provided a brief history of 495 Movers, discussed the reinvestment of the site, and provided a design rendering. Ms. Rogers also offered further comments regarding the cellar space and maintenance buffer.

The Board asked questions regarding the cellar space, location of the maintenance buffer, and potential restrictions if the property was not included within the floating zone.

Staff, including Jason Sartori, Planning Director, offered comments and responses to the Board's questions.

Pat LaVay of MHG offered comments and responses regarding the maintenance buffer.

Item 9. Little Steps Daycare, Conditional Use No. CU202504 and Primrose at 16550 Georgia Avenue, Preliminary Plan No. 120250090 and Forest Conservation Plan No. F20240890 (Public Hearing)

Request to create one lot for an existing antique shop, a new Day Care Center (Over 30 Persons), a conditional use application being processed concurrently. Located at 16550 Georgia Avenue, on the west side of Georgia Avenue (MD 97), approximately 150 feet south of Emory Church Road: 2005 Olney Master Plan; R-200 zone; 2.12 acres.

A. Conditional Use No. CU202504

Staff Recommendation: Transmit comments to the Hearing Examiner supporting the Conditional Use with conditions.

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

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

B. Preliminary Plan No. 120250090

Staff Recommendation: Approval with conditions.

Board Action: Approved Staff recommendation for approval of the Preliminary Plan cited above, subject to conditions as modified, which will be reflected in an associated draft Resolution to be adopted by the Planning Board at a later date.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

C. Forest Conservation Plan No. F20240890

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: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Jonathan Casey, Planner III, offered a multi-media presentation regarding Little Steps Daycare and Primrose at 16550 Georgia Avenue. Further information can be found in the Staff Report dated April 27, 2026 and posted to the Agenda for May 7, 2026.

Mr. Casey noted a modification to Condition 20 of the Preliminary Plan regarding alternative Local Area Transportation Review (LATR) off-Site improvements that will be specified and proposed in the Applicant's approved LATR Study.

Mr. Casey noted the existing antique shop is not subject to review as part of the conditional use; however, the Preliminary Plan does take this use into account for the parking calculations and adequate public facilities (APF) review.

Mr. Casey stated the Applicant will create one 2.11-acre lot and construct a new Day Care building up to 12,000 square feet for up to 165 children and 35 employees. The proposal also includes a new parking lot with 37 parking spaces and associated lighting and landscaping, as well as on-site reforestation. Mr. Casey stated that Applicant also requested a parking waiver request to reduce the number of parking spaces required and a waiver to reduce the minimum side parking setback for a conditional use in a residential detached zone. Mr. Casey also discussed the transportation analysis for the project noting access will be provided via two existing curb cuts and that the Applicant is providing a 10-foot-wide sidepath with a 6-foot-wide street buffer and a pedestrian walkway from the south entrance.

Josh Penn, Planner IV, discussed the Forest Conservation Plan, noting that 0.04 acres of forest will be cleared, which generates a planting requirement of 0.46 acres within the same watershed, or Priority Area or 0.48 acres outside of the same watershed or Priority Area. Mr. Penn indicated that the requirements will be satisfied by 0.14 acres of onsite planting, which will be given landscape credit, and through purchase of 0.34 acres offsite via an offsite bank. Mr. Penn also noted the Applicant requested a variance for impact to two trees and removal of three trees.

Mr. Casey summarized correspondence received after the posting of the Staff Report.

Christopher Ruhlen of Lerch, Early, and Brewer offered a multi-media presentation and comments on behalf of the Applicant regarding the concurrent approvals and noting agreement with Staff's proposed conditions.

The Board asked questions regarding parking, access to the site, and history of the Watt Jones Hyatt House.

Staff, including Patrick Butler, Chief of Upcounty Planning, offered comments and responses to the Board's questions.

Item 10. Proposed Zoning Text Amendment (ZTA), General Development Requirements, Access and Parking – Updates and Proposed Subdivision Regulation Amendment (SRA), Technical Review, Streets and Roads – Design Standards (Public Testimony Accepted)

A. The proposed SRA would amend some of the design standards for roads including adding a new Growth Corridor Boulevard road type and modifying horizontal alignment standards.

Staff Recommendation: The Planning Board transmit a request to the District Council to introduce the SRA.

Board Action: Approved Staff recommendation for approval transmit a request to the District Council to introduce the SRA, as stated in a transmittal letter to be prepared at a later date.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

B. The proposed ZTA would amend the Site Access, and Parking sections of Chapter 59 to be consistent with best practices, recommendations from recent transportation Master Plans, and coordination with MCDOT.

Staff Recommendation: The Planning Board transmit a request to the District Council to introduce the ZTA.

Board Action: Approved Staff recommendation for approval transmit a request to the District Council to introduce the ZTA, as stated in a transmittal letter to be prepared at a later date.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Benjamin Berbert, Planner IV, offered a multi-media presentation regarding the proposed Zoning Text Amendment (ZTA), General Development Requirements, Access and Parking – Updates and proposed Subdivision Regulation Amendment (SRA), Technical Review, Streets and Roads – Design Standards. Further information can be found in the Staff Report dated April 30, 2026 and posted to the Agenda for May 7, 2026.

Mr. Berbert noted there have been multiple functional plans and studies completed in recent years, making various transportation recommendations. These plans and studies include the Pedestrian Master Plan and an update to the Master Plan of Highways and Transitways in which the amendments proposed in the ZTA and SRA are largely intended to formalize the recommendations in these various plans and to reflect coordination with MCDOT.

Mr. Berbert discussed the changes recommended in the proposed SRA regarding updates the table of recommended intersection spacing to remove Parkway and add Growth Corridor Boulevard and removal of specific horizontal alignment standards and

instead refers to the American Association of State Highway and Transportation Officials (AASHTO) standards.

Mr. Berbert stated the proposed ZTA amendments clarify the use of alleys consistent with Chapter 49 and updates the shared parking model citation.

Lastly, Mr. Berbert recommended the Planning Board support the introduction of both the SRA and ZTA, making the minor updates to implement recommendations from recent functional plans to be done in coordination with MCDOT and the changes proposed to Chapter 49 of the County Code.

Item 11. Chevy Chase Garden Plaza, Site Plan Amendment No. 81984001B (Public Hearing)

Site Plan Amendment to change 16,090 square feet of office use to daycare use, add a new playground on the Subject Property, and expand the second floor of the Subject Building; located at 7750 Old Georgetown Road; CR-3.0, C-3.0, R-2.75, H-110 and Bethesda Overlay Zone; 85,366 square feet, 2025 Bethesda Downtown Plan Minor Master Plan Amendment Plan and 2017 Bethesda Downtown Master Plan.

Staff Recommendation: Approval with conditions.

Board Action: Approved Staff recommendation for approval of the Site Plan Amendment 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: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Ugonna Njeze, Planner II, offered a multi-media presentation regarding Chevy Chase Garden Plaza. Further information can be found in the Staff Report dated April 27, 2026 and posted to the Agenda for May 7, 2026.

Mr. Njeze stated the Applicant is proposing to convert the existing 19,240 square feet office use in the building to daycare use, expand useable second-floor area of the building from 2,039 square feet to 5,189 square feet to accommodate up to 178 children, and convert existing outdoor amenity space for a 3,600 square foot play area, reducing amenity space from 58% to 54%.

Mr. Njeze noted Staff received community correspondence via email regarding concerns about parking, as well as pick-up and drop-off operations for the day care use. Mr. Njeze noted the community correspondence also requested a study be performed regarding traffic operations on Moorland Lane and Arlington Road.

Neil Tender, an adjacent property owner, offered testimony and exhibits regarding concerns regarding increased traffic on Moorland Lane and requested a traffic study be performed for the project.

Soo Lee-Cho of Bregman, Berbert, Schwartz, and Gilday offered comments on behalf of the Applicant regarding the change in use and community concerns regarding parking and pick-up and drop-off operations. Ms. Lee-Cho offered further comments regarding access location for the courtyard, potential removal of trees, and whether the play area will be fenced and landscaped.

Katie Wagner of Gorove Slade, transportation consultant for the Applicant, offered comments regarding the community concerns for parking and increased traffic. Ms. Slade offered further comments regarding parking analysis performed and drop-off and pick-up operations. Ms. Wagner also offered comments regarding anticipated

generated trips and lack of need for an LATR study. Ms. Wagner offered further comments regarding access points on Moorland Lane.

The Board asked questions regarding reasoning for lack of an LATR study, the number of access points on Moorland Lane, location for access to the courtyard in the center of the site, whether any trees will be removed, and whether the entire play area will be fenced and landscaped.

Staff, including Florence Dwyer, Transportation Planner II, offered comments and responses.

Item 12. Application for State-Designated Transit Oriented Development Areas

Staff Recommendation: Briefing followed by approval.

Board Action: Approved Staff recommendation for approval to request that the Maryland Department of Transportation (MDOT) designate areas around the Metro stations in Bethesda, Silver Spring, Wheaton, and Friendship Heights as official State Transit-Oriented Development (TOD) locations.

Motion: Pedoeem/Bartley

Vote: 4-0

Other: Commissioner Hedrick was necessarily absent.

Robert Kronenberg, Deputy Planning Director, discussed Staff's intent to request that the Maryland Department of Transportation (MDOT) designate areas around the Metro stations in Bethesda, Silver Spring, Wheaton, and Friendship Heights as official State Transit-Oriented Development (TOD) locations.

Mr. Kronenberg stated the designations will unlock opportunities for State support, including MDOT's TOD Capital Grant and Revolving Loan Fund. The designations do not impact existing zoning or local development approval processes. Mr. Kronenberg described TODs and gave an overview of the Maryland State TOD Designation Program. Mr. Kronenberg also stated there are two TOD locations in Montgomery County located in North Bethesda and Rockville Metro.

Bridget Broullire, Deputy Director of Planning, discussed the benefits of the State-Designated TOD program and Haley Peckett, Deputy Director of Planning and Policy for Montgomery County Department of Transportation (MCDOT), offered comments on how MDOT's TOD Capital Grant is being implemented. Mr. Kronenberg continued by discussing the State-designated TOD Application Process noting if approved, a formal TOD request will need to be sent to MDOT with a County Council resolution.

Carrie McCarthy, Chief of the Research and Strategic Projects Division, discussed the four station areas that are requested for designation including Bethesda, Silver Spring, Wheaton, and Friendship Heights, and Mr. Kronenberg also discussed additional station areas for potential future consideration. Lastly, Mr. Kronenberg stated Staff is requesting approval from the Board to pursue this designation in conjunction with MCDOT.

The Board asked questions regarding the different types of transit included in the State-Designated TOD program, possible additional benefits of the grant funding, and whether there is a loan component of the grant funding.

Alex Walinkas, Manager of Policy and Partnerships for MDOT, offered comments and responses to the Board's questions.

The Board also suggested other potential future considerations to include the Takoma-Langley and Shady Grove Metro Station areas.