

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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**DATE MAILED:**

**April 28, 2026**

MCPB No. 26-24  
Preliminary Plan No. 120220040  
Iglesia De Cristo Mi El Maryland  
Date of Hearing: March 26, 2026

## **RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on May 3, 2023, Iglesia De Cristo Mi El Maryland (“Applicant”) filed an application for approval of a preliminary plan of subdivision that would create one (1) lot for a religious assembly building and a parsonage on 7.17 acres of land in the Rural Neighborhood Cluster (RNC) zone, located at 17521 Old Baltimore Road, in Olney, which is situated on the south side of Old Baltimore Road and approximately 1,100 feet east of the intersection with Winter Morning Way (“Subject Property”), in the Olney Policy Area and 2005 *Olney Master Plan* (“Master Plan”) area; and

WHEREAS, Applicant’s preliminary plan application was designated Preliminary Plan No. 120220040, Iglesia De Cristo Mi El Maryland (“Preliminary Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20260290; 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 March 13, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 26, 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 Linden, with a vote of 4-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley and Hedrick voting in favor Commissioner Pedoeem was necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120220040 to create one (1) lot for one religious assembly building and a parsonage on the Subject Property, subject to the following conditions:<sup>1</sup>

### **General Approval**

1. This Preliminary Plan is limited to 1 (one) lot for 1 (one) parsonage and 1 (one) Religious Assembly Building with up to 680 seats.

### **Adequate Public Facilities**

2. The Adequate Public Facilities (“APF”) review for the Preliminary Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

### **Plan Validity Period**

3. The Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

### **Outside Agencies**

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated November 21, 2025, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each recommendation in the letter, which may be amended by MCDOT, if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section, in its stormwater management concept letter dated September 21, 2020, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the

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<sup>1</sup> For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

amendment does not conflict with any other conditions of the Preliminary Plan approval.

7. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section, in its letter dated October 26, 2025, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

### **Other Approvals**

8. Before approval of a record plat or any demolition, clearing, or grading for the Subject Property, the Applicant must receive Staff certification of this Preliminary Plan.

### **Environment**

9. Impervious surfaces are limited to no more than 10.0 percent within the transition area of the Patuxent River Primary Management Area ("PMA") of the Subject Property, as shown on the Certified Impervious Area Plan.
10. Before the start of any clearing, grading, or demolition on the Subject Property, the owner of the Subject Property must enter into an agreement with the Planning Board to limit impervious surfaces within the transition area of the Patuxent River Primary Management Area ("PMA") on the Subject Property to no more than 10.0 percent, as shown on the Certified Impervious Area Plan. The agreement must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County Office of Land Records.

### **Transportation**

#### **Frontage Improvements on Existing Roads**

11. The Applicant must provide the following dedications and show them on the record plat for the following existing road:
  - a) All land necessary to accommodate thirty-five (35) feet from the existing pavement centerline along the Subject Property frontage for Old Baltimore Road.
12. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDOT to ensure construction of a six-foot-wide (6 ft) concrete sidewalk with a sixteen-foot-wide (16 ft) street buffer with swale along the Property frontage on Old Baltimore Road, subject to the following additional requirements:

- a) The Applicant must connect the proposed six-foot-wide (6 ft) concrete sidewalk to the existing concrete sidewalk along Old Baltimore Road north of the Site, as shown on the Certified Preliminary Plan.
- b) At the proposed driveway entrance, the six-foot-wide (6 ft) concrete sidewalk will drop to street level, provided by two (2) curb ramps (one on each side) and a high-visibility continental crosswalk.

### **Circulation and Access**

13. The Applicant must install a six-foot-wide (6 ft) natural surface path connecting the proposed six-foot-wide (6 ft) concrete sidewalk along Old Baltimore Road to the proposed internal sidewalk network surrounding the assembly building, as illustrated on the Certified Preliminary Plan.
14. The Applicant must provide two (2) long-term and twelve (12) short-term bicycle parking spaces.
  - a) The long-term spaces must be in a secure and well-lit bicycle room in the building. The exact location and details of the bicycle room must be indicated on the Certified Preliminary Plan and approved by Planning Staff.
  - b) The short-term spaces must be provided by installing twelve (12) inverted-U racks (or approved equal) adjacent to the building, as shown on Certified Preliminary Plan (weather-protected preferred).

### **Surety**

15. Before approval to release any portion of the performance bond, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown in the approved MCDPS fire access plan, or as amended.
16. Before issuance of any building permit or sediment control permit, whichever comes first, the Applicant must enter into a Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond or other form of surety, with the following provisions:
  - a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
  - b) The cost estimate must include the planting and maintenance of the proposed meadow within the Rural Open Space.

- c) Completion of all improvements covered by the surety will be followed by inspection and potential reduction of the surety.
- d) The bond or surety for each item shall be clearly described within the Surety & Maintenance Agreement, including all relevant conditions.

### **Record Plats**

- 17. There shall be no clearing or grading of the site before the recordation of the plat.
- 18. Before record plat approval, the Applicant must abandon the existing well and septic system in accordance with MCDPS standards.
- 19. The record plat must show necessary easements.
- 20. Before recordation of a plat for the Subject Property, the Applicant must grant to M-NCPPC a rural open space easement over no less than sixty (60) percent of the net tract area of the Subject Property as shown on the Preliminary Plan. The Applicant must record the easement in a form approved by the M-NCPPC Office of General Counsel, among the Montgomery County Land Records. Reference to the recorded easement must be noted on the record plat(s).

### **Landscape and Lighting Plans**

- 21. Before issuance of a building permit, a landscape and lighting plan must be submitted to and approved by Staff that includes the following minimum elements:
  - a) The landscape and lighting plan must show the proposed Rural Open Space, meadow planting area, and provide a short and long-term maintenance and management plan.

### **Certified Preliminary Plan**

- 22. The certified Preliminary Plan must contain the following notes:
  - a) Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage, for each lot.
  - b) The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times.

23. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:

- a) Show resolutions and approval letters on the certified set
- b) Include the approved Fire Department Access Plan.

BE IT FURTHER RESOLVED that having considered 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 layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The size, width, shape, and orientation of the proposed 6.89-acre lot is appropriate for the location of the subdivision and religious assembly use in a general building and parsonage in a detached single-family dwelling<sup>2</sup>, considering the applicable technical review criteria in Section 50-4.3. Per Section 59-4.3.5. B, public water and sewer service is generally prohibited under the standard method of development in the RNC; however, it is permitted in instances where it is recommended in the relevant Master Plan. When reviewing suitability of the lot, and type of development, the 2005 *Olney Master Plan* recommendations (see master plan discussion below), conditions of water and sewer category change WSCCR17-OLN-02A and all other applicable requirements of Chapter 59 were considered.

The lot was reviewed for compliance with the dimensional requirements for area, frontage, width, and setbacks of the RNC zone and additional regulations as specified in the Zoning Ordinance. As evident in Table 1, the rectangular shaped lot can comply with the dimensional requirements of the RNC zone. and accommodate the existing and proposed buildings, parking and associated drive aisles, pedestrian walkways, stormwater management facilities, landscape screening, utilities, on-site Conservation Easement, and at least 60 percent rural open space.

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<sup>2</sup> The one-family residential/parsonage use is not considered by the Montgomery Department of Permitting Services (MCDPS) to be an accessory structure but rather an instrumental use in conjunction with the religious assembly. As a result, the existing one-family/parsonage structure does not need to meet setback requirements for accessory structures.

**a) The Lot(s) and Use comply with the basic requirements of Chapter 59**

*Table 1: Preliminary Plan Data Table for RNC Zone, Standard Method of Development, Section 59-4.3.5.C*

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
<b>Tract Area</b>	n/a	7.17 acres (312,462 SF)
<b>Proposed Dedication</b>	n/a	0.28 acres (12,298 SF)
<b>Site Area</b>	5 acres	6.89 acres (300,164 SF)
<b>Density</b>	1 lot/5 acres	1 lot/5 acres
<b>Minimum Lot (Site) Area</b>	25,000 SF	6.89 acres (300,164 SF)
<b>Minimum Lot Frontage</b>	25 feet	415 feet
<b>Minimum Lot width at Front Building Line</b>	100 feet	411 feet
<b>Maximum Lot Coverage</b>	10%	n/a
<b>Principle Building Setbacks (Min.)<sup>3</sup></b>		
<b>Front (public street)</b>	40 feet	40 feet minimum
<b>Side</b>	15 feet	15 feet minimum
<b>Rear</b>	35 feet	35 feet minimum
<b>Maximum Building Height</b>	35 feet	35 feet maximum
<b>Rural Open Space</b>	60% of Site	60.8% of Site minimum
<b>Site Plan Required</b>	No	No
<b>Vehicle Parking Spaces (Min.)</b>	170 spaces	170 spaces
<b>Non-ADA Spaces</b>	164 spaces	164 spaces
<b>ADA Auto Spaces</b>	5 spaces	5 spaces
<b>ADA Van Spaces</b>	1 space	1 space
<b>Bicycle Parking Spaces</b>	14 spaces	14 spaces
<b>Long-term Spaces</b>	2 spaces	2 spaces
<b>Short-term Spaces</b>	12 spaces	12 spaces

<sup>3</sup> Final locations will be determined at building permit.

2. *The Preliminary Plan substantially conforms to the Master Plan.*

**2005 Olney Master Plan**

The Subject Property is within the area covered by the 2005 *Olney Master Plan* ("Master Plan"). It is within the Master Plan's "Southeast Quadrant" plan analysis area. General recommendations for the Southeast Quadrant that apply to the Subject Property are as follows:

- Preserve open space, streams, significant forests, and the low-density character of the Southeast Quadrant through cluster development, on community sewer where appropriate.
- Connect properties in the quadrant with bikeways, walkways and park trails to enhance pedestrian and bicycle access to parks, schools, and other facilities.
- Determine the exact amount and configuration of open space to be preserved on each property at the subdivision stage. (p. 23)

There are no streams or significant forests on the Subject Property, which is primarily maintained as open area. The proposed church helps maintain the low-density character of the area and precludes the need for a cluster development given that the 5-acre zone would only allow a single use on the 7.2-acre site. The Master Plan reiterates its recommendation for a "new and improved network of sidewalks and bikeways" as part of its recommendations to improve air quality (p. 84). The Applicant proposes a new six-foot-wide sidewalk along the Property's frontage as a continuation of an existing sidewalk on the property to the north. The RNC zone requires a minimum of 60% rural open space. As conditioned, the Application requires that 60.8% of the site remain as rural open space.

The Property is part of Site #12: "Northwest Investment, McKeever, and Weidner Properties" in the Master Plan's Specific Property Recommendations (p. 36). The Subject Property is the Weidner property. The largest of these three properties is the 107-acre Northwest Investment property, which has since been developed with a clustered subdivision of houses; a significant amount of existing forest on the Northwest Investment site is protected with a Category I Forest Conservation Easement. The 5.6-acre McKeever property and the 7.2-acre Weidner property remain undeveloped beyond the existing primarily single-family residential uses on those properties. The primary recommendation from the Master Plan for the Weidner property is to rezone it "to RNC on community water and septic with 0.2 units per acre." The McKeever and Weidner properties were recommended to have a maximum density of 0.33 units per acre and to be served by community sewer only if combined with the Northwest Investment property at the time it was developed.

The Northwest Investment property subsequently developed without including either of the smaller properties, rendering the Master Plan recommendation to consolidate impossible. However, as discussed in Finding 3, a sewer easement for the Weidner Property was established during the development of the Northwest Investment development, anticipating potential use in the future. The Master Plan does not directly support the provision of public sewer service on the Property as a standalone development. However, the Planning Board approved a category change request for both public water and sewer under the *10-Year Water and Sewer Plan's* Private Institutional Facilities (PIF) policy, and the County Council and Maryland Department of the Environment agreed, conditioned on the approval of a preliminary plan by the Planning Board that:

- Maintains the proposed water and sewer main alignments as shown on the draft preliminary plan.
- Maintains an impervious area limitation in the Hawlings River watershed of no more than 10 percent as shown on the draft preliminary plan.
- Reduces the impervious area within the Northwest Branch watershed to the maximum extent reasonably possible given the proposed use.

The county's PIF policy applies to buildings constructed for certain tax-exempt entities, such as churches, which wish to locate on properties not currently recommended for public sewer service. As explained in the Water and Sewer Plan (Section II.G.4):

*The PIF policy acts to grant opportunities for the provision of community water and sewer service for non-profit institutions (that can include religious institutions) that are not otherwise afforded to residential and commercial development in areas located outside planned public service envelopes.*

The Applicant's proposed subdivision plan shows a water main extension along Old Baltimore Road and a sewer main extension from the outfall sewer main at the rear of the adjacent Olney Estates subdivision on Brimstone Academy Court, which is consistent with the water and sewer main alignments shown on the draft preliminary plan. The revised drawing also shows the parsonage connected to both public water and public sewer lines, whereas the original drawing did not, but since the parsonage and church are considered one use on the property, and the offsite extensions of both lines remain as before, the Application meets this condition.

The second condition, that the impervious area within the Hawlings River watershed does not exceed 10%, has also been met according to the most recently submitted plan drawings. According to the revised plan, the total

imperviousness in this watershed is 9.96%, a slight increase from a previously estimated 9.79%. Given that the total imperviousness is below 10%, the Application meets this condition.

The final condition requires the Applicant to reduce the impervious area within the Northwest Branch watershed to the maximum extent reasonably possible given the proposed use. The Applicant maintains that the 46.52% impervious area in the Northwest Branch watershed is “the minimum reasonably necessary to include parking, targeted congregation and building size, and other facilities given the restraints on development in the Hawlings River Watershed.” The Applicant is applying BMP and ESD techniques (such as the use of landscape infiltration and micro-bioretenion facilities) to minimize imperviousness and maximize environmental protection. The Applicant has reduced imperviousness within the watershed as much as possible given the proposed use, so the Application meets this condition. The revised Application meets the conditions of the water and sewer category change request.

The Master Plan provides design guidelines for RNC-zoned properties in the Southeast Quadrant (p. 25). The Master Plan suggests that new houses be clustered away from sensitive areas. The proposed plan is limited to a church and a house to remain on the site as an accessory structure, so clustering provisions do not apply. However, neither the house nor the church is close to the identified sensitive areas. The Master Plan also encourages the minimization of forest fragmentation, but there is no forest on-site.

The Subject Property straddles two watersheds that are shown on the Master Plan’s Stream Management Strategy map (p. 76): one marked as “watershed restoration” (the Hawlings River watershed) and the other as “remedial level” watershed protection (Batchellors Forest Tributary of the Northwest Branch watershed). The proposed forest planting area is within the Hawlings River watershed, which is part of the Patuxent Primary Management Area and upstream from one of the region’s drinking water supply reservoirs. For water resources in general, the Master Plan encourages ESD techniques that integrate BMPs that maximize stormwater treatment and infiltration. The Applicant has indicated that they are proposing such techniques.

For properties in the Northwest Branch, the Master Plan recommends “maximize forest retention and new forest planting in and adjacent to environmental buffer areas through conservation easements as part of the development process” (p. 79), but no environmental buffers have been identified on-site. The Master Plan specifically recommends improving and restoring parts of the Batchellors Forest stream valley and protecting a green corridor along the streams of the Batchellors Forest tributary of the Northwest Branch. Although locating the proposed forest planting at the rear of the Property would result in new forest closer to the headwaters of the streams that drain to the Northwest Branch, the

proposed afforestation area is within the Hawlings River watershed where water quality is extremely important due to being upstream from the region's water supply and is therefore a suitable location for the new forest.

### **1993 Functional Master Plan for the Patuxent River Watershed**

As discussed during the Planning Board hearing, the Property is partially within the Hawlings River Watershed, a major tributary of the Patuxent River. According to the 2021 *Environmental Guidelines*, the Primary Management Area (PMA) requirements apply to this Property.

The entire area of the Property that is within the Hawlings River Watershed is within the PMA (660 feet from an off-site stream) which is limited by the 1993 *Functional Master Plan for the Patuxent River Watershed* to 10% imperviousness.

#### Impervious Areas:

*The Environmental Guidelines* outline specific requirements for properties located within the PMA. The stream valley buffer is delineated based on the stream buffer calculations outlined in the *Environmental Guidelines* for a Use IV watershed. The remaining area within the 660-foot-wide PMA is the transition area. To protect the water quality within the Patuxent watershed, the *Environmental Guidelines* establish impervious limits and state the following:

“Patuxent River Primary Management Area (PMA): Overall imperviousness within the PMA transition area of a development site should not exceed 10 percent. If a higher imperviousness is desirable in the transition area to maintain community character, achieve compatibility, and/or accomplish master plan goals, imperviousness may be averaged over the entire site (i.e., not to exceed 10% on the entire site, pg. 25).”

As conditioned, and required by the water and sewer category change, the impervious surfaces are limited to no more than 10% in the Hawlings River Watershed portion of the Subject Property, eliminating the option to average imperviousness over the whole Property, as permitted by the Environmental Guidelines. As discussed above, the imperviousness within the Hawlings River Watershed portion of the Property is below 10%. Before the start of any clearing, grading, or demolition on the Subject Property, the owner of the Subject Property must enter into an agreement with the Planning Board to limit impervious surfaces within the transition area of the PMA on the Subject Property to no more than 10%, as shown on the Certified Impervious Area Plan. The agreement must be in a form approved by the M-NCPPC Office of the General Counsel and recorded by deed in the Montgomery County Office of Land Records.

Accordingly, the Application substantially conforms to the recommendations of the 2005 *Olney Master Plan* and 1993 *Functional Master Plan for the Patuxent River Watershed*.

3. *Public facilities will be adequate to support and service the area of the subdivision.*

**a) Roads and other Transportation Facilities**

**i. Existing Facilities**

The Property has frontage along Old Baltimore Road, a County-owned and maintained public street classified as an Area Connector with a master planned right-of-way of 70 feet under the Master Plan of Highways and Transitways. Old Baltimore Road is a two (2) lane street with existing pedestrian facilities along some segments of the street. There is an existing bus stop facility within a quarter of a mile at Brimstone Academy Drive that provides RideOn service.

**ii. Proposed public transportation infrastructure**

The Applicant must dedicate 35 feet of right-of-way from the Property line to the centerline of the pavement to meet the master planned 70 feet of right-of-way for Old Baltimore Road. In compliance with the requirements under the 2024 Complete Streets Design Guide for Area Connectors, the Applicant will install a six-foot-wide (6 ft) concrete sidewalk separated from traffic by a sixteen-foot-wide (16 ft) street buffer with trees. The 2017 *Bicycle Master Plan* has no recommendations for this area.

**Proposed private transportation infrastructure**

The Applicant will be connecting the proposed six-foot-wide (6 ft) concrete sidewalk to the internal pedestrian network via a proposed six-foot-wide natural surface path. The Applicant is unable to provide a hard surface connection due to constraints with their impervious cap set forth by the applicable environmental guidelines. The proposed six-foot-wide (6 ft) natural surface path will allow safe and efficient pedestrian access into the Site.

The Applicant will need to install twelve (12) short-term and two (2) long-term bicycle parking spaces. The short-term bicycle parking spaces will be inverted U-racks located adjacent to the church building, and the long-term bicycle parking spaces will be located in a room inside the church at a specific location to be determined at the Certified Preliminary Plan, in coordination with Planning Staff.

**b) Local Area Transportation Review (LATR)**

The Applicant submitted a transportation statement on July 15, 2020, under the 2017 *Local Area Transportation Review (LATR) Guidelines*. The Proposed Development falls under the Olney Policy Area and will generate a maximum of 13 net new person-trips during the morning peak hours and 38 net new person-trips during the evening peak hours (Table 2 below). Therefore, the Application is exempt from review under the applicable 2017 LATR Guidelines, as it does not trigger the 50 net new person-trips threshold.

*Table 2: Trip Generation Analysis*

	ITE Trip Generation Vehicle Rates AM	ITE Trip Generation Vehicle Rates PM	Adjusted Rates Olney Policy Area AM	Adjusted Rates Olney Policy Area PM	Person Trips AM	Person Trips PM
Proposed Church with 976 seats (ITE-650)	10	29	10	29	13	38
Net New Person Trips					13	38

*Source: Transportation Exemption Statement from Lenhart Traffic Consulting, Inc., July 15, 2020<sup>4</sup>.*

**c) Schools**

The proposed use does not produce any school-aged children. Therefore, this Application is exempt from school facilities testing.

**d) Other Public Facilities and Services**

The Subject Property is in sewer category S-6 and water category W-6, respectively, which will be advanced to S-3 and W-3 upon the Planning Board’s approval of the Preliminary Plan, as conditioned in County Council Resolution No.20-482 (adopted on April 23, 2024) for Water and Sewer

<sup>4</sup> The initial trip generation was based on 976 seats. The Applicant is now proposing 680 seats. Thus, the numbers provided overestimate the impact of the Proposed Development and still fall under the threshold.

Category Change request WSCCR17-OLN-02A and discussed in further detail above. Considering the conditionally approved category change and that the Preliminary Plan meets the category change requirements, the use of public water and sewer is appropriate.

Public water and sewer are available and adequate to serve the development. As illustrated on the Preliminary Plan, the Applicant is installing an 8-inch water line within the existing right-of-way between the Subject Property and an existing 12-inch water main at the intersection of Old Baltimore Road and Olney Laytonsville Road. Within an existing 25-foot-wide WSSC easement (Book 17521 Page 399), south of Brimstone Academy, the Applicant is extending an existing 8-inch gravity sewer main approximately 124 feet to a new manhole abutting the Property line. From the manhole, a new sewer house connection will be installed to serve the assembly building and parsonage. As required, the Applicant submitted a Hydraulic Planning Analysis (DA698Z20) to WSSC.

The Application was reviewed by the MCDPS, Fire Department Access and Water Supply Section, and a Fire Access Plan was approved on October 26, 2025, based on a performance-based design. The Fire Department Access Plan provides fire code compliant access from West Old Baltimore Road to the parsonage and church.

Dry utilities including electricity, cable and telephone are also available to the service the Property by connecting to existing facilities on Old Baltimore Road. Other utilities, public facilities and services, such as telecommunications, police stations, firehouses and health services are operating within the standards set by the Growth and Infrastructure Policy currently in effect.

*4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines as further discussed in the findings for Forest Conservation Plan F20260290, which are included in a separately approved resolution and are incorporated herein.

5. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.*

The Preliminary Plan Application meets the stormwater management requirements of Chapter 19 of the County Code. MCDPS Water Resources Section approved a Combined Stormwater Management Concept/ Site Development Stormwater Management Plan on September 21, 2020, which remains valid. The Application proposes to meet required stormwater management goals by installing landscape infiltration facilities.

6. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 4.3.M*

The Applicant has no actual or constructive notice of a cemetery on the Property, nor is it included in the Cemetery Inventory.

7. *Any other applicable provision specific to the property and necessary for approval of the Administrative Subdivision is satisfied.*

Subsection 50-4.3.N, requires a landscape and lighting plan to be submitted with Preliminary Plans for places of worship and institutional uses. The landscape and lighting plan submitted by the Applicant shows that the parking lot landscaping and outdoor lighting standards in Section 59-6.2.9 are met.

The Applicant is planting a variety of native shade trees such as red oaks, American elms and willow oak along the perimeter of the parking lot and within in the parking islands. The trees will shade approximately 26.1% of the 56,694 square foot surface parking area which exceeds the minimum 25 % shading requirement. Perimeter planting between the parking lots and adjacent RNC and RE-2 zone properties to the north and south, is being achieved by planting a variety of evergreens, shades trees, and a hedge, providing a visual buffer that limits vehicle leadlight spillage.

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

**April 28, 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 the motion of Commissioner Hedrick, seconded by Vice Chair Linden, with a vote of 4-0-1; Chair Harris, Vice Chair Linden, and Commissioners Bartley and Hedrick, voting in favor of the motion, Commissioner Pedoeem abstaining at its regular meeting held on Thursday, April 23, 2026, in Wheaton, Maryland and via video conference.



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Artie L. Harris, Chair  
Montgomery County Planning Board

Approved as to  
Legal Sufficiency: /s/ Emily Vaias  
M-NCPPC Legal Department