

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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**DATE MAILED:**

**April 28, 2026**

MCPB No. 26-23  
Forest Conservation Plan No. F20240710  
***Paramount Self Storage***  
Date of Hearing: March 12, 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 12, 2025, Paramount Self Storage, LLC (“Applicant”) filed an application for approval of a forest conservation plan for concurrent review and approval with Sketch Plan No. 320260010 and Site Plan 820260040 (“Accompanying Plan”) on approximately 2.1 acres of land located at 15750 Paramount Drive (“Subject Property”) in the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment* area; and

WHEREAS, Applicant’s forest conservation plan application was designated Forest Conservation Plan No. F20240710 (“Forest Conservation Plan” 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 February 27, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 12, 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 Vice Chair Linden, with a vote of 5-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick and Pedoeem voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Forest Conservation Plan No. F20260710 on the Subject Property, subject to the following conditions:<sup>1</sup>

1. Before the start of any demolition, clearing, grading, or construction for the Accompanying Plan, whichever comes first, the Applicant must:
  - a. Record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within Rock Creek watershed to satisfy the afforestation requirement for a total of 0.37 acres of mitigation credit. The off-site requirement may be met by purchasing credits from a mitigation bank elsewhere in the County, subject to Staff approval, if forest mitigation bank credits are not available for purchase within the Rock Creek watershed. Credits debited from forest mitigation banks that protect all or part of an existing forest may only be used to meet up to 50 percent of the afforestation requirement. If mitigation credits are not available at any bank, the Applicant may meet the afforestation requirement by making a fee-in-lieu payment to M-NCPPC.
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. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
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.*

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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 in interest to the terms of this approval.

A. Forest Conservation

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

The Application meets the requirements of Chapter 22A, the Montgomery County Forest Conservation Law (“FCL”) and the Montgomery County Planning Department’s Guidelines for Environmental Management of Development in Montgomery County (“Environmental Guidelines”). As required by Chapter 22A, an FCP was submitted with Site Plan No. 820260040 (“Accompanying Plan”).

Final Forest Conservation Plan No. F20240710 is consistent with the Preliminary Forest Conservation Plan No. F20240710 and meets all requirements. The forest conservation requirements will be met in an M-NCPPC-approved off-site forest bank within the Rock Creek watershed or Priority Area to satisfy the afforestation requirement of 0.37 acres of mitigation credit. 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.

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

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 Pedoeem, seconded by Vice Chair Linden, 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, April 23, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair  
Montgomery County Planning Board

Approved as to  
Legal Sufficiency:

/s/ Matthew Mills  
M-NCPPC Legal Department