

Montgomery Planning

11701 PRICES DISTILLERY ROAD

PRELIMINARY PLAN NO. 120260040

REGULATORY EXTENSION REQUEST NO. 1

Description

Request to extend the regulatory review period by six months, until October 22, 2026. A request to consolidate three parcels into one lot for a religious assembly building.

COMPLETED: 4/21/2026

PLANNING BOARD HEARING DATE: 4/23/2026

MCPB ITEM NO. 3

Montgomery County Planning Board
2425 Reedie Drive, Floor 14 Wheaton MD 20902
Montgomeryplanning.org

Planning Staff

JPC	Jonathan Casey, Planner III, Upcounty Planning, Jonathan.casey@montgomeryplanning.org , 301-495-2162
NYJ	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

LOCATION/ADDRESS

11701 Prices Distillery Road, approximately
486 feet southwest of Purdum Road

MASTER PLAN

1980 *Functional Master for the Preservation of
Agriculture and Rural Open Space*

ZONE

Agriculture Reserve (AR)

PROPERTY SIZE

30.01 acres

APPLICANT

Monument Church

ACCEPTANCE DATE

December 24, 2025

REVIEW BASIS

Chapters 59 and 50

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. The Planning Board may, however, extend this period.
- The Application was accepted on December 24, 2025, which established a Planning Board date no later than April 23, 2026.
- The Applicant requests a six-month extension of the review period until October 22, 2026.
- This extension will allow the Applicant time to address comments received from the Montgomery County Planning Department and other relevant County administrative agencies.
- The Planning Board hearing on the application may occur before the review period ends and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends the APPROVAL of the extension request.

Attachment:

A. Applicant Request and Form



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 Wheaton, Maryland 20902

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: 11701 Prices Distillery Road **Plan No.** 120260040

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 04/23/2026
 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.)

Patrick L. O'Neil	Lerch, Early & Brewer, Chtd.
<i>Name</i>	<i>Affiliation/Organization</i>
7600 Wisconsin Ave., Suite 700	
<i>Street Address</i>	
Bethesda	MD
<i>City</i>	<i>State</i>
(301) 657-0738	ploneil@lercheearly.com
<i>Telephone Number</i>	<i>E-mail</i>
	20814
	<i>Zip Code</i>

We are requesting an extension for 6 days/ months until 10/22/2026 (this date must be a scheduled Planning Board hearing date).

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

Additional time is needed to continue to work through technical issues associated with the applicability of a religious assembly use at the site.

Signature of Person Requesting the Extension

Pat O'Neil

 Signature

04/09/2026
 Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____ (this date must be a schedule Planning Board hearing date).

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension of the Planning Board public hearing date from _____ until _____ (this date must be a scheduled Planning Board public hearing date).