

**PRIMROSE AT 16650 GEORGIA AVENUE, PRELIMINARY PLAN
NO. 120250090, REGULATORY EXTENSION REQUEST NO. 7**

Description

Request to extend the regulatory review period from April 30, 2026, until May 7, 2026. An application to create one lot for an existing antique shop and a new Day Care Center (Over 30 Person), a conditional use application being processed concurrently.

COMPLETED: 4/14/2026

PLANNING BOARD HEARING DATE: 4/30/2026

MCPB ITEM NO. 3

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

16650 Georgia Avenue. On the west side of Georgia Avenue (MD 97), approximately 150 feet south of Emory Church Road

MASTER PLAN

2005 Olney Master Plan

ZONE

R-200

PROPERTY SIZE

2.12 acres

APPLICANT

Little Steps, LLC

ACCEPTANCE DATE

December 24, 2024

REVIEW BASIS

Ch. 59 and 50

Summary

- Section 50.4.1.E of the Subdivision Ordinance provides a 120-day review period for Preliminary Plan hearings. However, the Planning Board may extend this period.
- The Application was accepted on December 24, 2024, which established a Planning Board date no later than April 24, 2025. The Applicant was granted one 30-day extension by the Planning Director.
- The Applicant received five additional extensions of the review period from May 24, 2025, to April 30, 2026.
- The Applicant is requesting an extension of the review period from April 30, 2026, until May 7, 2026, to provide adequate time for staff to revise the staff report based on the recent WSSC and MDOT SHA approvals and meet public noticing and posting requirements for a May 7th Planning Board date in accordance with the Zoning Ordinance
- The Planning Board hearing on the application may occur before the review period ends and will be publicly noticed in accordance with the Subdivision Regulations.
- Staff recommends the APPROVAL of the extension request.

Attachment: A – Applicant request and Form

Christopher M. Ruhlen
Attorney
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April 9, 2026

VIA ELECTRONIC DELIVERY

Johnathan Casey, Regulatory Planner III
Montgomery County Planning Department
Upcounty Planning Division
Jonathan.Casey@montgomeryplanning.org
2425 Reedie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Primrose at 16650 Georgia Avenue
Revised Request for Extension (Seventh) – Preliminary Plan No. 120250090 (the
“Application”)
16650 Georgia Avenue, Olney, Maryland

Dear Mr. Casey,

Our firm represents Little Steps, LLC, the Applicant for the above-referenced Application. On behalf of the Applicant and pursuant to Montgomery County Code, Chapter 50, Section 4.1.E, we respectfully request that the Planning Board extend the amount of time in which it is required to hold a public hearing on the Application.¹ Specifically, the Applicant requests an extension of no more than one week, or until May 7, 2026 in order to accommodate the Planning Department’s scheduling of the public hearing on the Application.

Thank you for your consideration of this matter.

Very truly yours,



Christopher M. Ruhlen, Esq.

cc: Mr. Nkosi Yearwood
Mr. Mark Beall
Mr. Josh Penn
Mr. Peter Chew
Vincent Biase, Esq.

¹ As background, the Planning Department formally accepted the Application on December 24, 2024, and tentatively scheduled it for hearing on April 24, 2025. The Planning Director approved a 30-day extension on April 23, 2025, which extended the original review period from April 24, 2025, to May 24, 2025 (with a tentative hearing date of May 22, 2025). The Planning Board then approved the following additional extensions: (i) a two month extension on May 22, 2025, which extended the applicable review period from May 24, 2025, to July 19, 2025 (with a tentative hearing date of July 17, 2025); (ii) a two-and-a-half month extension, which extended the applicable review period from July 17, 2025 to October 2, 2025; and (iii) a one-and-a-half month extension, which extended the applicable review period from October 2, 2025 to November 20, 2025; (iv) a three month extension, extending the review period from November 20, 2025 to February 19, 2026; and (v) a two-and-a-half month extension, extending the review period from February 19, 2026, to April 30, 2026.

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 scheduled 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).