Montgomery County Planning Board
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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DATE MAILED:

September 18, 2026

MCPB No. 26-58
Water Quality Plan No. MR2026030
Clarksburg Library
Dates of Hearing: July 16 and July 30, 2026

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 19, Article V, water quality review in Special Protection Areas must be done in conjunction with the review of a development plan, diagrammatic plan, schematic development plan, project plan, preliminary plan of subdivision, site plan, mandatory referral, or special exception; and

WHEREAS, to avoid duplication of effort, the Montgomery County Department of Permitting Services ("DPS") and the Montgomery County Planning Board ("Planning Board") each have responsibility for review and approval of different elements of water quality plan applications; and

WHEREAS, the Planning Board is responsible for reviewing water quality plan applications to determine if environmental buffer protection, forest conservation and planting requirements, and site impervious limits have been satisfied; and

WHEREAS, in cooperation with DPS' review and approval of those elements of the water quality plan over which DPS has authority, the Planning Board is authorized to take final action on the water quality plan; and

WHEREAS, on May 11, 2026, Montgomery County Department of General Services ("Applicant") filed an application for approval of a water quality plan on approximately 4.82 acres of CRT-0.5, C-0.5, R-0.5, H-45 zoned property located at 23200 Stringtown Road, Clarksburg ("Subject Property") in the Clarksburg Special Protection Area ("SPA") within the 2014 *Clarksburg Ten Mile Creek Limited Amendment Master Plan* ("Master Plan") area; and

WHEREAS, Applicant's water quality plan application was designated Water Quality Plan No. MR2026030, Clarksburg Library ("Preliminary/Final Water Quality Plan" or "Application"); and

WHEREAS, the Application was filed concurrently with Mandatory Referral No. MR2026030, Clarksburg Library and Final Forest Conservation Plan No. F20260730, Clarksburg Library; 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 June 19, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, the Staff Report included a copy of a letter dated June 17, 2026 from DPS conditionally approving the elements of the Preliminary/Final Water Quality Plan under its purview; and

WHEREAS, on July 16 and July 30, 2026, the Planning Board held a public hearing on the Application and voted on July 30, 2026, to approve the Application subject to conditions, 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary/Final Water Quality Plan No. MR2026030, Clarksburg Library, on the Subject Property, subject to the following condition:[1]

1. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section in its Combined Preliminary and Final Water Quality Plan letter dated June 17, 2026, and hereby incorporates them as conditions of the Water Quality Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section, provided that the amendments do not conflict with other conditions of the Water Quality Plan approval.

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 Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

[1] 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.

The Application satisfies all the applicable requirements of Montgomery County Code, Chapter 19, Article V – Water Quality Review in Special Protection Areas.

The Preliminary/Final Water Quality Plan elements related to environmental guidelines and sensitive area protection, forest conservation, and impervious surfaces are consistent with the SPA's requirements. The Planning Board approves of the elements of the Preliminary/Final Water Quality Plan under its purview.

Environmental Guidelines

The proposed development complies with the Environmental Guidelines. As there are no streams, wetlands, floodplains, or any associated buffers on the Property, the proposed development does not impact any environmentally sensitive areas.

Forest Conservation

The proposed development satisfies the requirements of Chapter 22A, Forest Conservation Law, as demonstrated by the Planning Board's resolution approving Final Forest Conservation Plan ("FFCP") No. F20260730. While the FFCP shows the clearing of all forest on-site, 1.9 acres will be cleared for the proposed Library and 1.46 acres are shown as cleared for a future affordable housing development on the Property.

Imperviousness

The Clarksburg Special Protection Area does not include any limitation on imperviousness levels, but imperviousness has been minimized through a compact development footprint.

The Planning Board finds that the Application meets applicable requirements for environmental buffer protection, forest conservation, and imperviousness. Therefore, the Application satisfies all the elements of the Preliminary/Final Water Quality Plan under the Board's purview.

The stormwater management plan, sediment and erosion control plan, and the water quality monitoring component have been reviewed and conditionally approved by DPS, in coordination with the Montgomery County Department of Environmental Protection, as the lead agencies for these components of the Water Quality Plan review. Therefore, the Application satisfies all the elements of the Preliminary/Final Water Quality Plan under DPS' purview.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

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

September 18, 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.

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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 Commissioner Pedoeem, 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, September 10, 2026, in Wheaton, Maryland and via video conference.

Artie L. Harris, Chair
Montgomery County Planning Board

Approved as to
Legal Sufficiency: /s/ Allison Myers
M-NCPPC Legal Department