Montgomery County Planning Board
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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www.montgomeryplanningboard.org | mcp-chair@mncppc.org

DATE MAILED:

October 27, 2026

MCPB No. 26-89
Preliminary Plan Amendment No. 11987171A
Holton Arms School
Date of Hearing: September 24, 2026

RESOLUTION

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

WHEREAS, the Planning Board, by Opinion dated December 15, 1987, approved Preliminary Plan No. 119871710, creating one lot on 54.6 acres of land in the R-200 zone, located on the north side of River Road, approximately one quarter mile east of Interstate 495 ("Subject Property"), in the Bethesda-Chevy Chase Policy Area and *Bethesda-Chevy Chase Master Plan* area;

WHEREAS, on April 29, 2026, Holton Arms School ("Applicant") filed an application for approval of an amendment to the previously approved preliminary plan to remove a dated enrollment limitation and to clarify that determination of enrollment limitations and adequate public facilities analysis is made with Special Exception Nos. CBA-1174 , S-2503 and S-2467, all as may be amended, on the Subject Property; and

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan Amendment No. 11987171A, Holton Arms School, ("Preliminary Plan," "Amendment," 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 September 14, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 24, 2026, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Vice Chair Bartley, seconded by Commissioner Pedoeem, with a vote of 3-0;

Chair Harris, Vice Chair Bartley and Commissioner Pedoeem voting in favor; Commissioners Hedrick and Linden were necessarily absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 11987171A to remove a dated enrollment limitation and to clarify that determination of enrollment limitations and adequate public facilities analysis is made with Special Exception Nos. CBA-1174, S-2503 and S-2467, all as may be amended, by replacing and restating Condition No. 1 in its entirety, as follows:[1]

1. Development is limited to a private educational institution, with enrollment limitations and determination of adequate public facilities addressed with Special Exception No. CBA-1174 as amended, S-2503 as amended, and S-2467 as amended. Any prior adequate public facilities agreements are superseded by this condition and are no longer in effect.

BE IT FURTHER RESOLVED that all other preliminary plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

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:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan**,** except as modified below, and all findings not specifically addressed remain in effect.

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

In November 2025, as part of the Planning Board's review of Special Exception No. CBA-1174-E, the Planning Board recommended that the Applicant receive approval of an amendment to the Preliminary Plan to modify Condition No. 1 clarifying that the adequate public facilities review would continue to be made as part of the Special Exception case.

Accordingly, through this Application, the adequacy of public facilities to support and service Holton Arms School area is determined by Special Exception No.

[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.

CBA-1174 as amended, S-2503 as amended, and S-2467 as amended, which are incorporated herein as necessary.

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

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(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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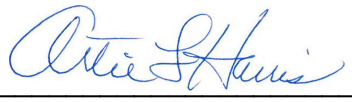
CERTIFICATION

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 Linden, seconded by Commissioner Hedrick, with a vote of 4-0; Chair Harris, Vice Chair Bartley, and Commissioners Hedrick and Linden, voting in favor of the motion, Commissioner Pedoeem being necessarily absent, at its regular meeting held on Thursday, October 22, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

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