Montgomery Planning

WILLOW MANOR, PRELIMINARY PLAN AMENDMENT NO. 12003110E, SITE PLAN AMENDMENT NO. 82006024C, AND FOREST CONSERVATION PLAN NO. ~~F20260740~~ F2024003B, REGULATORY EXTENSION REQUEST NO. 1

Description
Request to extend review period, from November 19, 2026 to February 4, 2027; Applications to create lots and parcels for 50 multi-family dwelling units, including 12.5% minimum MPDUs

COMPLETED: 10/23/2026
PLANNING BOARD HEARING DATE: 11/5/2026
MCPB ITEM NO. 3

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

Planning Staff

Phillip Estes, AICP, Planner III, Upcounty, Phillip.Estes@montgomeryplanning.org, 301-495-2176

Nkosi Yearwood, Supervisor, Upcounty, Nkosi.Yearwood@montgomeryplanning.org, 301-495-2186

Patrick Butler, Chief, Upcounty Planning, Patrick.Butler@montgomeryplanning.org, 301-495-4561

LOCATION/ADDRESS

22705 Gosnell Farm Drive, Clarksburg

MASTER PLAN

1994 *Clarksburg Master Plan*

ZONE

CRT-0.5, C-0.25, R-0.25, H-130T

PROPERTY SIZE

27.15 acres

APPLICANT

Dream Finders Homes, LLC

ACCEPTANCE DATE

August 5, 2026

REVIEW BASIS

Chapters 22A, 50, and 59

Summary

- Section 50.4.1.E provides a 120-day review period for Preliminary Plan hearings. Section 59.7.3.4.C provides a 120-day review period for Site Plan hearings. The Planning Board may extend review periods.
- The Applications were accepted on August 5, 2026, which established a Planning Board date no later than December 3, 2026.
- The Applicant requests a two-month time extension, which will establish a hearing date no later than February 4, 2027.
- This extension will allow the Applicant additional time to address planning staff and agency comments and resubmit plans for review.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance.
- Staff recommends APPROVAL of the extension request.

Attachment: Applicant's Request Form

Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

2425 Reedie Drive
Wheaton, Maryland 20902

www.montgomeryplanning.org

Phone 301.495.4550
Fax 301.495.1306

Effective: December 4, 2024

REGULATORY REVIEW EXTENSION REQUEST

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

Plan Name: Willow Manor at Clarksburg **Plan No.** 12003110E 82006024C F20260740

This is a request for extension of:

- ☐ Project Plan
- ☐ Preliminary Plan
- ☐ Sketch Plan
- ☑ Site Plan and Forest Conservation 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): 12/3/2026
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.)*

David Lee/ Colliers Engineering and Design		
Name	*Affiliation/Organization*	
7001 Columbia Gateway Drive Suite 220		
Street Address		
Columbia	Maryland	21046
City	*State*	*Zip Code*
443-316-6005	david.lee@collierseng.com	
Telephone Number	*E-mail*	

We are requesting an extension for 2 ☐ days/ ☑ months until 2/4/2027 (this date must be a scheduled Planning Board hearing date).

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

Given the remaining review process and the potential for unforeseen issues, the Applicant team is requesting a two-month extension. This additional time will allow sufficient time to complete the review process and address any unforeseen issues, while minimizing the likelihood of needing to request an additional extension.

Signature of Person Requesting the Extension

David Lee

_____ 10/12/2026
Signature *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).