

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

June 17, 2025

MCPB No. 25-062
Preliminary Forest Conservation Plan No. F20240710
Derwood, Somerville Addition
Date of Hearing: May 22, 2025

Exhibit 48
CU25-01

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 22A, the Montgomery County Planning Board is authorized to review forest conservation plan applications; and

WHEREAS, on May 8, 2024, Paramount Self Storage, LLC by Arcland Property Company, LLC (“Applicant”) filed an application for approval of a Preliminary Forest Conservation Plan on approximately 2.49 acres of land located at 15750 Paramount Drive (“Subject Property”) in the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment* area; and

WHEREAS, Applicant’s forest conservation plan application was designated Preliminary Forest Conservation Plan No. F20240710, Derwood, Somerville Addition (“Forest Conservation Plan” or “Application”);¹ 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 May 12, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on May 22, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, Commissioners Bartley, Hedrick, and Linden voting in favor.

¹ Unless specifically indicated otherwise, the Board has reviewed the preliminary Forest Conservation Plan and set forth conditions under which the Staff can approve the final Forest Conservation Plan without further Board action. Therefore, for purposes of this Resolution, whether or not indicated, the Board’s action is with regard to the preliminary Forest Conservation Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Forest Conservation Plan No. F20240710 on the Subject Property, subject to the following conditions:²

1. The Applicant must submit a Final Forest Conservation Plan (“FFCP”) for review and approval at the time of Site Plan and before obtaining a Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for this Subject Property.
2. No demolition, clearing, or grading is permitted on the Subject Property prior to the approval of the FFCP.
3. The FFCP must be consistent with the approved Preliminary Forest Conservation Plan

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 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:

1. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A, and ensures the protection of environmentally sensitive features.*

A. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

Preliminary Forest Conservation Plan No. F20240710 has been submitted with Local Map Amendment Application H-157 and Conditional Use No. CU202501, Paramount Self Storage (the “Accompanying Plans”). The Accompanying Plans request that the Subject Property be rezoned to CRTF-2.75, C-2.75, R-1.5, H-120, which is classified as Mixed-Use Development Areas as defined in Section 22A-3 of Chapter 22A of the Montgomery County Forest Conservation Law (FCL) and specified in the Trees Technical Manual. This results in an afforestation requirement of 15% of the net tract area and a conservation threshold of 15%. The Net Tract Area is 2.49 acres, including 2.10 acres tract area and 0.39 acres of off-site disturbance. There is no forest on the site; therefore, the forest mitigation requirement is for 0.37 acres of afforestation. The Applicant will fulfill their

² For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

forest conservation mitigation requirement via purchasing the appropriate credits from a forest mitigation bank, if one is available. Otherwise, the requirement will be met via payment of a fee-in-lieu

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

June 17, 2025


(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.

* * * * *

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 motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor of the motion, at its regular meeting held on Thursday, June 5th, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board