



**Lidl- Montgomery Village Whetstone Center, Preliminary Plan No. 120200020 and Site Plan No. 820200030  
Regulatory Extension Request #1**

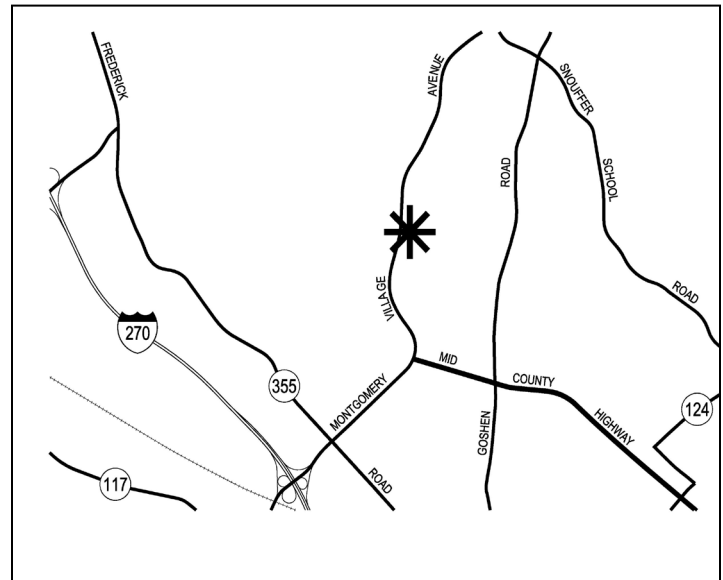
- ET Emily Tettelbaum, Planner Coordinator, Area 2 Division, Emily.Tettelbaum@montgomeryplanning.org, (301) 495-4569
- P.B. Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561
- CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

**Staff Report Date: 12/6/19**

**Description**

Request to extend the regulatory review period for Preliminary Plan No. 120200020 and Site Plan No. 820200030 for two months, from January 2, 2020 to March 2, 2020.

Location: 19251 Centerway Road.  
 Master Plan: 2016 *Montgomery Village Master Plan*.  
 Zone: CRT 1.25, C-1.0, R-1.0, H-75 and Montgomery Village Overlay Zones.  
 Property Size: 6.52 acres.  
 Application Accepted: September 6, 2019.  
 Applicant: Lidl US Operations LLC.  
 Review Basis: Chapter 50, Subdivision Regulations, Chapter 59, Zoning Code.



**Summary**

Section 50-4.1.E of the Subdivision Regulations and 59-7.3.4.C of the Zoning Ordinance generally state that Preliminary Plan and Site Plan applications must be scheduled for a public hearing within 120 days after the date an application is accepted.

The Applications were accepted on September 6, 2019, with a tentative Planning Board date of January 2, 2020. On November 20, 2019, the Applicant requested a two-month extension of the regulatory review period, which exceeds the 30-day extension that can be granted by the Planning Director; therefore, it requires Planning Board approval. The Applicant is requesting a two-month regulatory extension for the Preliminary Plan and Site Plan review periods from January 2, 2020 to March 2, 2020 in order to adequately address County agency comments.

Staff supports the Applicant’s request to extend the review period with a tentative Planning Board date of February 27, 2020, although the hearing may take place before the end of the review period.

Attachment 1: Applicant’s extension request (dated November 20, 2019).

# ATTACHMENT 1



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

Effective: December 5, 2014

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4550  
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## REGULATORY PLAN EXTENSION REQUEST

Request #1       Request #2

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

**Plan Name:** Lidl - Montgomery Village Whetstone Center      **Plan No.** 120200020 & 820200030

This is a request for extension of:       Project Plan       Sketch Plan  
    Preliminary Plan       Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: January 2, 2020

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.)

Stacy P. Silber		Lerch, Early & Brewer, Chtd.	
<i>Name</i>		<i>Affiliation/Organization</i>	
7600 Wisconsin Avenue, Suite 700			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 841-3833	(301) 347-1767	spsilber@lercheearly.com	
<i>Telephone Number</i>	<i>ext.</i>	<i>Fax Number</i>	<i>E-mail</i>

We are requesting an extension for 2 months until March 2, 2020

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

See attached.

### Signature of Person Requesting the Extension

\_\_\_\_\_  
*Signature*

11/20/2019  
*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 extensions 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 \_\_\_\_\_.

\_\_\_\_\_  
*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 for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.

**Stacy P. Silber**  
301-841-3833  
[spsilber@lerchearly.com](mailto:spsilber@lerchearly.com)

November 20, 2019

**VIA ELECTRONIC DELIVERY**

The Honorable Casey Anderson, Chair  
Montgomery County Planning Board  
Maryland National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Lidl – Montgomery Village Whetstone Center  
Preliminary Plan No. 120200020 and Site Plan No. 820200030

Dear Chairman Anderson:

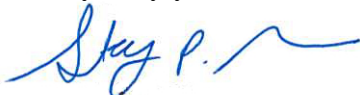
Lidl US Operations LLC (the "Applicant") is the Applicant of the above referenced Preliminary and Site Plan Applications (the "Applications"). On behalf of the Applicant, and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C and Montgomery County Code Section 50.4.1.E, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the above referenced Applications.

The Applications were formally accepted on September 6, 2019, and were originally scheduled for a public hearing before the Planning Board on January 2, 2020. However, since the Development Review Committee ("DRC") meeting on October 1, 2019, the Applicant has been participating in ongoing supplemental meetings with Montgomery County Department of Transportation and Park and Planning Staff to address comments received. Accordingly, the Applicant is requesting a two month extension to allow for sufficient time to continue to work with MCDOT and Park and Planning Staff.

Although the Applicant is requesting an extension until March 2, 2020, as confirmed through our discussions with Staff, it is the Applicant's and Staff's current intention that the Applications will be scheduled for the Planning Board hearing on January 23<sup>rd</sup>.

Thank you for your consideration of this matter.

Very truly yours,



Stacy P. Silber

cc: Ms. Carrie Sanders  
Mr. Patrick Butler

Ms. Emily Tettelbaum  
Mr. Dustin Schade