



MCPB NO. 26-28

M-NCPPC NO. 26-02

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to *Thrive Montgomery 2050*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on September 25, 2025, on the Public Hearing Draft of the *Clarksburg Gateway Sector Plan*, being also a comprehensive amendment to portions of the following functional and master plans: the *Clarksburg Master Plan & Hyattstown Special Study Area* (1994); *Ten Mile Creek Area Limited Amendment* (2014); the *Master Plan for Historic Preservation* (1979); the *Master Plan of Highways and Transitways* (2025); the *Bicycle Master Plan* (2018); the *Corridor Forward: The I-270 Transit Plan* (2022); and the *Pedestrian Master Plan* (2023); and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on December 4, 2025, approved the Planning Board Draft of the *Clarksburg Gateway Sector Plan* and recommended that it be approved by the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying situate within Montgomery County (the "Montgomery County District Council"); and

WHEREAS, the Montgomery County Planning Board transmitted the Planning Board Draft of the *Clarksburg Gateway Sector Plan* to the Montgomery County Council on December 22, 2025, and forwarded it to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft of the *Clarksburg Gateway Sector Plan*

and forwarded those recommendations and analysis to the Montgomery County District Council on January 21 and February 26, 2026; and

WHEREAS, the Montgomery County District Council held a duly noticed public hearing on January 21, 2026, wherein testimony was received concerning the Planning Board Draft of the *Clarksburg Gateway Sector Plan*; and

WHEREAS, the District Council, on March 24, 2026, approved the Planning Board Draft of the *Clarksburg Gateway Sector Plan* subject to the modifications and revisions set forth in District Council Resolution No. 20-1069.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *Clarksburg Gateway Sector Plan*, together with *Thrive Montgomery 2050*, as amended, and as amendment to portions of the following functional plans and master plans: the *Clarksburg Master Plan & Hyattstown Special Study Area* (1994); *Ten Mile Creek Area Limited Amendment* (2014); the *Master Plan for Historic Preservation* (1979); the *Master Plan of Highways and Transitways* (2025); the *Bicycle Master Plan* (2018); the *Corridor Forward: The I-270 Transit Plan* (2022); and the *Pedestrian Master Plan* (2023); and as approved by the District Council in the attached Resolution No. 20-1069; and

BE IT FURTHER RESOLVED, that copies of said *Clarksburg Gateway Sector Plan* must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court for both Montgomery and Prince George's Counties, as required by law.

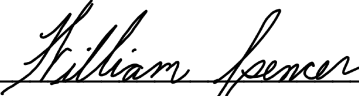
CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 26-28 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, April 9, 2026 in Wheaton, Maryland 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.



Artie L. Harris, Chair
Montgomery County Planning Board

This is to certify that the foregoing is a true and correct copy of Resolution No. 26-02, adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Harris, seconded by Commissioner Gerlado, with Commissioners Barnes, Geraldo, Jenkins, Matthews, Okoye, Harris, Hedrick, Linden, and Pedoeem, voting in favor of the motion, and Commissioner Bartley absent at its meeting held on Wednesday, April 15, 2026, in Wheaton, Maryland.



William Spencer, Acting Executive
Director

Approved as to
Legal Sufficiency: /s/ Matthew T. Mills
Office of General Counsel

CERTIFICATION OF APPROVAL AND ADOPTION
CLARKSBURG GATEWAY SECTOR PLAN

This Comprehensive Amendment to portions of the Approved and Adopted 1994 *Clarksburg Master Plan & Hyattstown Special Study Area* and the 2014 *Ten Mile Creek Area Limited Amendment*; being also an amendment to *Thrive Montgomery 2050*, the county's General Plan; the 1979 *Master Plan for Historic Preservation*; the 2025 *Master Plan of Highways and Transitways*; the 2022 *Corridor Forward: The I-270 Transit Plan*; the 2018 *Bicycle Master Plan*; and the 2023 *Pedestrian Master Plan* has been approved by the Montgomery County Council, sitting as the District Council, by Resolution Number 20-1069, on March 24, 2026, and has been adopted by The Maryland-National Capital Park and Planning Commission, by Resolution Number 26-02, on April 15, 2026, after duly advertised public hearings pursuant to the Land Use Article – Division II, of the Annotated Code of Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION



Darryl Barnes
Chairman



Artie L. Harris
Vice-Chair



Gavin Cohen
Secretary-Treasurer