

Submitted August 13, 2025
Approved September 10, 2025

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 6-2025
Wednesday, May 14, 2025**

The City of Rockville Planning Commission convened in regular session at City Hall
and virtually via WebEx at 7:00 p.m.
Wednesday, May 14, 2025

PRESENT

Jaime Espinosa - Chair

Eric Fulton Suzan Pitman
Shayan Salhuddin Meng Sun

Present: Nicholas Dumais, Senior Assistant City Attorney
Jim Wasilak, Chief of Zoning
John Foreman, Development Review Manager
Christopher Davis, Senior Planner

Chair Espinosa opened the meeting at 7:00 p.m. and introduced the members of the Planning Commission. He outlined the agenda for the meeting.

I. BRIEFING

- A. Project Plan Application PJT2025-00023**, to Amend the Planned Development for Rockville Center, Inc. to Permit construction of a 12-story multifamily building containing 147 affordable housing units and a parking waiver to provide zero on-site parking spaces located at 41 Maryland Avenue in the PD-RCI (Planned Development - Rockville Center, Inc.) Zone; SCG Development Holdings, LLC, Comstock 41 Maryland LLC, Comstock 44 Maryland LLC, Applicants

Mr. Davis presented an overview of the proposal and the upcoming review process.

Nancy Regelin of Shulman Rogers spoke on behalf of the applicants and introduced Curt Salfini of SCG Development, who presented an overview of the company and the development proposal, which also includes the transfer of the Moderately Priced Dwelling Units (MPDUs) from the Boulevard 44 building across Maryland Avenue to 41 Maryland Avenue. He further explained that the dimensions of the site do not allow for the construction of structured parking, and that the loading space has been redesigned to address concerns expressed by staff and the community.

Commissioner Salahuddin asked what the tariff situation has to do with the height of the building, to which Mr. Salfini responded that they want the flexibility in structural system to achieve the market rate ceiling height of 9 feet.

Commissioner Sun asked about how many units in the Victoria condominium will be impacted by the building, and Ms. Regelin answered that the impacts will be only to the end units of the Victoria on that side of the building, which are two units per floor. She noted further that the balconies facing the Victoria have been removed from the proposed building to increase separation between the two structures. Commissioner Sun suggested that an image that showed the separation would be helpful. Ms. Regelin added that the massing of the proposed building has been approved since 1994 and the Victoria was built about the same time.

Commissioner Fulton asked about the loading and delivery spaces to be located on Maryland Avenue. Ms. Regelin responded that the drop-off space is proposed to be the first space on Maryland Avenue from East Middle Lane, and the next space is proposed to be an accessible space that would allow a mobile lift at the curb side. She noted that one parallel parking space along the Maryland Avenue frontage may be displaced by the proposed configuration. Commissioner Fulton also asked about the panhandle area of the lot, and Ms. Regelin answered that this would be open space.

Commissioner Pitman had no questions.

II. COMMISSION ITEMS

A. Staff Liaison Report – Mr. Wasilak noted that the next Planning Commission meeting would be on May 28. There are a final record plat in Tower Oaks and a Zoning Ordinance work session on the Comprehensive Map Amendment, similar to one that the Mayor and Council held earlier in the year. The following meeting on June 11 will include a zoning work session as well. The Commission's Annual Report for 2024 will also be presented for review. Commissioner Salahuddin asked if staff could redistribute the meeting calendar.

B. Old Business – None.

C. New Business – None.

D. Minutes Approval – Meeting No. 18-2024, November 13, 2024: Commissioner Fulton moved, seconded by Commissioner Salahuddin, to approve the minutes for November 13, 2024 as presented. The motion passed unanimously.

Meeting No. 19-2024, December 11, 2024: Commissioner Fulton moved, seconded by Commissioner Salahuddin, to approve the minutes for December 11, 2024 as presented. The motion passed unanimously.

Meeting No. 2-2025, February 26, 2025: Commissioner Fulton moved, seconded by Commissioner Salahuddin, to approve the minutes for February 26, 2025, with the correction of the year in the heading. The motion passed unanimously.

E. FYI/Correspondence – None.

III. ADJOURN

There being no further business to come before the Planning Commission, Commissioner Salahuddin moved, seconded by Commissioner Sun, that the meeting be adjourned at 7:32 p.m. The motion was approved unanimously.

Respectfully Submitted,



Commission Liaison