

Approved: *[Signature]*
Attest: *[Signature]*
Approved Meeting No. 14-26
May 18, 2026

City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850



Meeting Minutes

Monday, May 4, 2026

5:30 PM

Meeting No. 12-26

WebEx

Mayor and Council

| Attendee Name | Title | Status |
|----------------|---------------|---------|
| Monique Ashton | Mayor | Present |
| Kate Fulton | Councilmember | Present |
| Barry Jackson | Councilmember | Present |
| David Myles | Councilmember | Present |
| Izola Shaw | Councilmember | Present |
| Marissa Valeri | Councilmember | Present |
| Adam Van Grack | Councilmember | Present |

1. Convene

Mayor and Council reconvened in a Hybrid Open Meeting at 6:35 p.m. on Monday, May 47, 2026, in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland, and via Webex.

Staff Present: City Manager Jeff Mihelich, Deputy City Attorney Cynthia Walters, and City Clerk/Director of Council Operations, Sara Taylor-Ferrell.

2. Pledge of Allegiance

Mayor Monique Ashton led the Pledge of Allegiance.

3. Proclamation and Recognition

A. Certificate of Recognition for Glenview Mansion’s 100th Anniversary (1926-2026)

Councilmember Barry Jackson moved the proclamation recognizing Glenview Mansion’s 100th Anniversary (1926-2026), and presented to Marsha Douma, of the Rockville Recreation and Parks Advisory Board.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Barry Jackson, Councilmember |
| SECONDER: | Adam Van Grack, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

B. Proclamation Declaring May 3-9, 2026, as National Public Service Recognition Week

Councilmember Izola Shaw moved the Proclamation declaring May 3-9, 2026, as National Public Service Recognition Week in Rockville, Maryland, and presented to Barack Matite, Deputy City Manager, on behalf of all Rockville City staff.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Izola Shaw, Councilmember |
| SECONDER: | David Myles, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

C. Proclamation Declaring May 10-16, 2026, as National Police Week in Rockville, Maryland

Councilmember Marissa Valeri moved the Proclamation declaring May 10-16, 2026, as National Police Week, and May 15, 2026, as Peace Officers Memorial Day in Rockville, Maryland, and presented to the City of Rockville Police Chief Jason West and his entire staff.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Marissa Valeri, Councilmember |
| SECONDER: | Izola Shaw, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

D. Proclamation Declaring May 10-16, 2026, as Women’s Health Week in Rockville, Maryland

Mayor Monique Ashton read, and Councilmember Izola Shaw moved the Proclamation declaring May 10-16, 2026, as Women’s Health Week in Rockville, Maryland, and presented to Registered Nurse Practitioner Abayomi Walker.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Izola Shaw, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

E. Proclamation Declaring May 10-17, 2026, as Taiwanese-American Heritage Week

Councilmember Marissa Valeri moved the Proclamation declaring May 10-17, 2026, as Taiwanese American Heritage Week in Rockville, Maryland, and presented to Kevin Huang, President, Formosa Assoc. for Public Affairs (FAPA), DC Chapter, Minzie Chen, President, Taiwan Sister Cities, Tai Huang, President, Taiwan Cultural Center of DC, David Tang, Director, Rockville Sister Cities Corp. (RSCC) and Principal of the Taiwan School of DC, and David Hill, President Rockville Sister Cities, Inc.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Marissa Valeri, Councilmember |
| SECONDER: | Izola Shaw, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

F. Proclamation Declaring May 16, 2026, as Kids to Parks Day in Rockville, Maryland

Councilmember Izola Shaw moved the Proclamation declaring May 16, 2026, as Kids to Parks Day in Rockville, Maryland, and presented to Marsha Douma, of the Rockville Recreation and Parks Advisory Board.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Izola Shaw, Councilmember |
| SECONDER: | David Myles, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

G. Proclamation Declaring May 17-23, 2026, as National Public Works Week

Councilmember Adam Van Grack moved the Proclamation declaring May 17-23, 2026, as National Public Works Week in Rockville, Maryland, and presented to James Woods, Deputy Director of Public Works.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

H. Proclamation Declaring May 19, 2026, as Greek Genocide Remembrance Day in Rockville, Maryland

Councilmember Adam Van Grack moved the Proclamation Declaring May 19, 2026, as Greek Genocide Remembrance Day in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

I. Proclamation Declaring May 2026 as Amyotrophic Lateral Sclerosis (ALS) Awareness Month in Rockville, Maryland

Councilmember Adam Van Grack moved the Proclamation Declaring May 19, 2026, as Amyotrophic Lateral Sclerosis (ALS) Awareness Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

J. Proclamation Declaring May 2026 as Bicycle Awareness Month in Rockville, Maryland

Councilmember Barry Jackson moved the Proclamation Declaring May 2026 as Bicycle Awareness Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Barry Jackson, Councilmember |
| SECONDER: | David Myles, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

K. Proclamation Declaring May 2026 as Building Safety Month in Rockville, Maryland

Councilmember David Myles moved the Proclamation Declaring May 2026 as Building Safety Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | David Myles, Councilmember |
| SECONDER: | Barry Jackson, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

L. Proclamation Declaring May 2026 as Asian American and Pacific Islander Heritage Month

Councilmember David Myles moved the Proclamation Declaring May 2026 as Asian American and Pacific Islander Heritage Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | David Myles, Councilmember |
| SECONDER: | Adam Van Grack, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

M. Proclamation Declaring May 2026 as Jewish American Heritage Month

Councilmember Adam Van Grack moved the Proclamation Declaring May 2026 as Jewish American Heritage Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

N. Proclamation Declaring May 2026 as Lyme Disease Awareness Month in Rockville, Maryland

Councilmember Adam Van Grack moved the Proclamation Declaring May 2026 as Lyme Disease Awareness Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

O. Proclamation Declaring May 2026 as Mental Health Awareness Month in Rockville, Maryland

Councilmember Marissa Valeri moved the Proclamation Declaring May 2026 as Mental Health Awareness Month in Rockville, Maryland, and presented the proclamation to Coreen Beasley

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Marissa Valeri, Councilmember |
| SECONDER: | David Myles, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

P. Proclamation Declaring May 2026, as Older Americans Month in Rockville, Maryland

Councilmember Barry Jackson moved the Proclamation Declaring May 2026 as Older Americans Month in Rockville, Maryland, and presented the proclamation to

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Barry Jackson, Councilmember |
| SECONDER: | Isola Shaw, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

- Q.** Proclamation Declaring May 2026 as National Preservation Month in Rockville, Maryland

Councilmember Adam Van Grack moved the Proclamation Declaring May 2026 as National Preservation Month in Rockville, Maryland.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Barry Jackson, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

- R.** Proclamation Declaring May 2026, as Stroke Awareness Month in Rockville, Maryland

Councilmember Barry Jackson moved the Proclamation Declaring May 2026 as Stroke Awareness Month in Rockville, Maryland, and presented the proclamation to Mayr Grace Sabol, Management Assistant, City Manager's Office.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Barry Jackson, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |
| ABSENT: | Councilmember Fulton |

FURTHER DISCUSSION

May 4, 2026, Agenda Item 10A.

[Mayor and Council Meeting - May 4, 2026 \(Meeting No. 12-26\)](#)

Timestamp 0:33:00

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 6:17 PM. THE MAYOR AND COUNCIL RECONVENED AT 6:36 PM.

COUNCILMEMBER KATE FULTON JOINED THE MEETING AT 6:36 PM.

4. Agenda Review

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported no changes to the agenda.

5. City Manager's Report

City Manager Jeff Mihelich reported the water main break on Wootten Parkway is taking longer to repair due to weather and asphalt material availability. Mr. Mihelich reported summer seasonal registrations start for Rockville residents on May 5 and for non-residents on May 7. The summer concert series at Town Square will begin this weekend.

6. Boards and Commissions Appointments and Reappointments – NONE

7. Community Forum

**Community Forum
 In-Person/Virtual Speakers and Written Comments List
 (May 4, 2026)**

| NAME | TOPIC |
|-----------------------------------|--|
| In-Person Libby Adams | Mold Issues |
| In-Person Deborah Moore | Appreciated caregiver grants from the City |

8. Special Presentations - NONE

9. Consent Agenda

- A.** Adoption of Resolution to designate Cynthia Walters as Acting City Attorney
- B.** Authorization for the City Manager to Approve a Public Improvements Easement Associated with Sidewalk Maintenance, on Lots 6-8, Shady Grove Neighborhood Center
- C.** Resolution - Amending Master Fees for Community Planning and Development Services (CPDS) and Public Works (DPW) and Stormwater Management Monetary Contribution Rates
- D.** Authorization for the City Manager to Execute the Moderately Priced Dwelling Unit Homeownership Program Agreement and Approval of and Authorization for the City Manager to Execute the Declaration of Restrictive Covenants for Village at Upper Rock Development between the Mayor and Council of Rockville and Toll Mid-Atlantic LP Company, Inc., Subject to Approval as to Legal Form by the City Attorney
- E.** Adoption of a Resolution to Establish the Service Charge Rate for Municipal Refuse Collection and to Establish a Charge for Unreturned Refuse and Recycling Carts Pursuant to Section 20-6 of the Rockville City Code
- F.** Adoption of a Resolution to Declare the Official Intent of the Mayor and Council to

Reimburse Expenditures for Certain Projects from the Proceeds of Tax-Exempt Obligations under U.S. Treasury Income Tax Regulation Section 1.150-2

- G. Adoption of a Resolution to Close Completed Capital Improvements Program Projects
- H. Adoption of a Resolution to Establish the Equivalent Residential Unit Rate to be Used in Calculating the Stormwater Management Utility Fee Pursuant to Chapter 19 Entitled "Sediment Control and Stormwater Management" of the Rockville City code, and to Establish a Fee for Application for a Credit Against the Stormwater Management Utility Fee for Private Stormwater Management Facilities

Councilmember Marissa Valeri requested to pull consent agenda item 9-C for discussion.

Councilmember Marissa Valeri moved to approve Consent agenda items A, B, D, E, F, G, and H.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Marissa Valeri, Councilmember |
| SECONDER: | Izola Shaw, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |

Councilmember Adam Van Grack moved to approve consent agenda item C.

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| RESULT: | APPROVED [6-1] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Izola Shaw, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Van Grack |
| OPPOSED: | Councilmember Valeri |

10. Public Hearing

- A. Public Hearing on Zoning Text Amendment TXT2026-00271, the Draft Zoning Ordinance; Mayor and Council of Rockville, Applicants

Deputy Zoning Manager Holly Simmons provided the Mayor and Council with an overview of the Zoning Text Amendment Application TXT2026-00271 for the Zoning Ordinance Rewrite (ZOR).

Staff recommend the Mayor and Council hold the public hearing on Zoning Text Amendment TXT2026-00271, the Zoning Ordinance Rewrite.

In 2023, the City began a comprehensive rewrite of the City's Zoning Ordinance. This project, known as

the Zoning Ordinance Rewrite (ZOR), began after the adoption of the Rockville 2040 Comprehensive Plan. The ZOR project will produce a new Zoning Ordinance for the City of Rockville. In conjunction with the ZOR, the city’s zoning map will be updated through a Comprehensive Map Amendment (CMA) to the City’s official zoning map.

The ZOR and CMA are undertaken concurrently but will be adopted separately. The new Zoning Ordinance will be adopted as a Zoning Text Amendment (ZTA), while the new zoning map will be adopted through a separate Map Amendment application.

Revised Staff Drafts to Engage Rockville of Discussion and direction on Articles 6: Uses & Use Standard, 7: Zone Standards, and 8: General Development Requirements will be published, and the Mayor and Council will hold Public Hearing #3 and Worksession #3 on May 11, 2026.

On June 1, Final Staff Drafts of the Zoning Ordinance and zoning map will be produced and posted to the Engage Rockville project page. Both will reflect direction from the Mayor and Council received on or before May 18, along with technical corrections.

This project also builds on and furthers the goals and policies established through the Rockville 2040 Comprehensive Plan.

The public record will remain open until the scheduled adoption on June 29, 2026.

The Public Hearing opened at 7:07 p.m.

| NAME |
|---|
| In-Person Mark Pierzchala, College Garden Civic Association |
| In Person Ana-Astrid Molina |
| WRITTEN COMMENTS |
| Matthew M. Gordon, Esq. Selzer Gurvitch Rabin Wertheimer & Polott, P.C. on behalf of Shellhorn Rockville LLC |
| D’Anna Jensen |
| Phyllis & Samuel Blum, Markwood Residents |
| Adrian R. Gardner, Co-Founder Willow Green Funerals |

| NAME |
|----------------|
| Ryan P. Murphy |

The complete testimony of this evening’s speakers can be found in the official Public Hearing record in the City Clerk/Director of Council Operations Office. There being no additional speakers testifying, the Public Hearing closed at 7:15 p.m.

FURTHER DISCUSSION

May 4, 2026, Agenda Item 10A.

[Mayor and Council Meeting - May 4, 2026 \(Meeting No. 12-26\)](#)

Timestamp 1:13:00

- B.** Public Hearing No. 2 on Map Amendment MAP2026-00126, Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants

Deputy Zoning Manager Holly Simmons provided the Mayor and Council with an overview of the Map Amendment MAP2026-00126 (Comprehensive Map Amendment).

Staff recommends the Mayor and Council hold the public hearing on Map Amendment MAP2026-00126, the Comprehensive Zoning Map Amendment.

An overview of the project history and information on the adoption process are contained in the staff report for the public hearing on the associated Zoning Text Amendment.

This public hearing is the second of three public hearings on the Comprehensive Map Amendment the Mayor and Council will hold during the adoption process. Public hearings on the associated Zoning Text Amendment are scheduled for the same evenings. The next public hearing on the Map Amendment will be held on Monday, May 11, 2026. Worksessions are scheduled for May 11 and May 18.

The ZOR and CMA are undertaken concurrently but will be adopted separately. The new Zoning Ordinance will be adopted as a Zoning Text Amendment (ZTA), while the new zoning map will be adopted through a separate Map Amendment application.

On June 1, Final Staff Drafts of the Zoning Ordinance and zoning map will be produced and posted to the Engage Rockville project page. Both will reflect direction from the Mayor and Council received on or before May 18, along with technical corrections.

The public record will remain open until the scheduled adoption on June 29, 2026.

The Public Hearing opened at 7:16 p.m.

| NAME |
|--|
| In-Person Alex Belida |
| In-Person Tanya Rakhovskaya |
| In Person Ana-Astrid Molina |
| In Person Laurie Krug |
| In Person Susan Knowles |
| In Person Julia Binder |
| In Person Pat Reber |
| In Person Bill Kominers, Tower Dawson, LLC representative |
| In Person Thomas Crumley |

The complete testimony of this evening’s speakers can be found in the official Public Hearing record in the City Clerk/Director of Council Operations Office. There being no additional speakers testifying, the Public Hearing closed at 7:40 p.m.

FURTHER DISCUSSION

May 4, 2026, Agenda Item 10B.

[Mayor and Council Meeting - May 4, 2026 \(Meeting No. 12-26\)](#)

Timestamp 1:22:35

11. Action Items

- A. Adoption of an Ordinance to Appropriate Funds and Levy Taxes for Fiscal Year 2027**

Deputy Director of Finance, Kim Francisco, provided an overview of the ordinance to appropriate funds and levy taxes for Fiscal Year 2027.

Staff recommends the Mayor and Council adopt the ordinance to appropriate funds and levy taxes for Fiscal Year 2027 through the following actions: 1) motion to amend the ordinance as modified, seconded, and passed; and 2) motion to adopt the amended ordinance, seconded, and passed.

In accordance with the City Charter, the Mayor and Council adopt the budget at the fund level. The ordinance sets the FY 2027 property tax rates, FY 2027 operating budget, and FY 2027 Capital Improvements Program (CIP) budget for each fund. The tax rates and budget figures presented in the ordinance are consistent with the Mayor and Council's direction throughout the FY 2027 budget process.

Community engagement is a core component of Rockville's budget process. The FY 2027 budget process included four budget public hearings, a community budget priorities survey, and community Propose-A-Project submissions.

Final Budget Adjustments

The adjustments made to the FY 2027 budget include reductions to licenses and permits in alignment with more conservative fee increases, an increase to tax duplication revenue, administrative adjustments (including personnel updates), increases for known contractual changes, adjustments to several of the City's community services and enrichment grants, and the addition of funding for a City placemaking plan.

General Fund Tax Rates and Tax Credits

The Mayor and Council establish tax rates each year to finance General Fund activities. For FY 2027, the City's real property tax rate is set to remain unchanged at \$0.292 per \$100 of assessed value. The personal property tax rate is set to remain unchanged at \$0.805 for every \$100 of assessed value. In FY 2027, total property taxes are estimated at \$53.7 million, or approximately 43 percent of the General Fund revenues.

Parking District Tax Rate

In order to support the debt service costs of the three City-owned garages in Town Square, the Town Center Parking District was formed in 2007. The Parking District is a special taxing district levies a real property tax on the commercial properties within the Town Square boundaries. The FY 2027 Parking District tax rate is set to remain flat at \$0.33 per \$100 of assessed value.

FY 2027 Operating Budget

The total FY 2027 all funds operating budget of \$186.8 million increased by \$11.4 million, or 6.5 percent, from the FY 2026 adopted budget. The General Fund budget increased by \$8.1 million or 6.9%.

FY 2027 CIP Budget

The total FY 2027 CIP budget of \$125.6 million increased by \$4.9 million, or 4%, from the adopted FY 2026 budget. The CIP budget generally fluctuates from year-to-year, depending on the number and type of projects are funded. The FY 2027 budget includes a \$12.3 million transfer from the General Fund.

The FY 2027 adopted budget will begin July 1, 2026, and continue through June 30, 2027. The FY 2027 budget document will be posted to the City website.

Councilmember Barry Jackson moved to amend the ordinance to appropriate funds and levy taxes for Fiscal Year 2027 as modified.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Barry Jackson, Councilmember |
| SECONDER: | Izola Shaw, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |

Councilmember Adam Van Grack moved to adopt the amended ordinance to appropriate funds and levy taxes for Fiscal Year 2027.

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| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Kate Fulton, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |

FURTHER DISCUSSION

May 4, 2026, Agenda Item 11A.

[Mayor and Council Meeting - May 4, 2026 \(Meeting No. 12-26\)](#)

Timestamp 1:50:56

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 7:56 PM. THE MAYOR AND COUNCIL RECONVENED AT 8:15 PM.

12. Worksession

- A.** Work Session #2 on Zoning Text Amendment Application TXT2026-00271, for the Zoning Ordinance Rewrite and Map Amendment Application MAP2026-00126, for the Comprehensive Map Amendment; Mayor and Council of Rockville, Applicants - Articles 1-5: General Provisions; Definitions, Interpretation, and Measurement; Administration; Development Applications, Permits, and Procedures; and Zones and Zoning Map

Deputy Zoning Manager Holly Simmons provided the Mayor and Council with an overview of the Zoning Text Amendment Application TXT2026-00271, for the Zoning Ordinance Rewrite and Map Amendment Application MAP2026-00126 for the Comprehensive Map Amendment; Articles 1-5.

In 2023, the city began a comprehensive rewrite of the city's Zoning Ordinance. This project, known as the Zoning Ordinance Rewrite (ZOR), kicked off shortly after the adoption of the Rockville 2040 Comprehensive Plan. The Zoning Ordinance Rewrite project will produce a new Zoning Ordinance for

the City of Rockville. In conjunction with the ZOR, the City's zoning map will be updated through a comprehensive amendment to the zoning map.

On December 1, the Rockville Mayor and Council authorized applications for the staff's recommended drafts of the Zoning Text Amendment (ZTA) and Comprehensive Map Amendment (CMA) to be filed with the City Clerk. This authorization to file initiated the formal adoption process for both documents.

The Planning Commission concluded its review of the staff drafts on February 25 and transmitted its recommendations to the Mayor and Council. The Mayor and Council began their review on April 13. During the review process, community members are also able to review, comment, and testify on the staff drafts before adoption, which is scheduled for July 6, 2026.

This worksession is the second in a series of worksessions the Mayor and Council will hold during the adoption process. The Mayor and Council discussed Articles 1 through 5 of the staff draft zoning ordinance, focusing on the "key changes" between the current ordinance and the proposed ordinance.

Article 1. General Provisions - The General Provisions article lays out the legal framework and general purpose of the Zoning Ordinance.

Article 2. Definitions - Interpretation, and Measurement - The Definitions, Interpretation, and Measurement Article define terms used throughout the Zoning Ordinance, provides guidance on interpreting the language used in the ordinance, along with instructions for calculating or measuring certain standards, such as building height and setbacks, and outlines exceptions from height and setback requirements.

Article 3. Administration - The Administration Article brings together sections addressing the general administration of the Zoning Ordinance. These include sections describing the various approving authorities (Mayor and Council, Planning Commission, Board of Appeals, etc.), methods for appealing decisions rendered under the Zoning Ordinance, general application and noticing requirements, and amending the text of the Zoning Ordinance.

Article 4. Development Applications, Permits, and Procedures - This article describes the application and approval process for Site Plans, Project Plans, Special Exceptions, permits, and variances. As drafted, the new article incorporates recommendations from the FAST work program as well as input received from the Mayor and Council at several worksessions. The draft article streamlines the development review process by eliminating duplicative or unnecessary steps, expanding administrative approval authority, and clarifying the application process.

Article 5. Zones and Zoning Map - This article establishes the City's zoning districts and the official zoning map, provides relevant guidance, and outlines the process for zoning land to be annexed into the City.

The Mayor and Council will hold public hearing and worksession #3 (Articles 6-8) on May 11, 2026. Worksession #4 (Articles 9-13) will be held on May 18, 2026. The Final Staff Draft Zoning Ordinance and Map will be released on June 1, 2026. The Mayor and Council are scheduled to adopt the Zoning Text Amendment (ZTA) and the Comprehensive Map Amendments Ordinances (CMA) on July 6, 2026.

FURTHER DISCUSSION

May 4, 2026, Agenda Item 12A.

[Mayor and Council Meeting - May 4, 2026 \(Meeting No. 12-26\)](#)

Timestamp 2:04:11

13. Mock Agenda

It was discussed at the LPT meeting this morning to add a worksession meeting on the Election Code to May 11.

14. Old / New Business

Mayor and Council noted getting feedback from the Board of Supervisors of Elections is critical before the Election Code worksession.

15. Adjournment

There being no further business, the meeting adjourned at 10:27 p.m.

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| | RESULT: APPROVED [UNANIMOUS] |
| MOVER: | Adam Van Grack, Councilmember |
| SECONDER: | Marissa Valeri, Councilmember |
| IN FAVOR: | Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack |