

Ownership Plat PLT2026-00107 Planning Commission Hearing Notice  
Georgetown Hill at Woodley Gardens/Woodley Gardens Pool

Dear Neighbor:

October 24, 2025

Woodley Waves, LLC, the owner of 850 Nelson Street ("Property") commonly known as the site of the co-located Georgetown Hill School and the Woodley Gardens Pool located adjacent to Woodley Gardens Park between Azalea Drive and Aster Boulevard, east of I-270, has filed an application for an ownership plat to create separate ownership lots for the Property to facilitate separate financing of and investment in the Private Educational Institution school building and the existing pool facilities.

A location map, project description with anticipated timeline, and ownership plat are enclosed.

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**

DATE: **Wednesday, November 12, 2025**

TIME: **7:00 PM**

PLACE Hybrid: **In-person City Hall Council Chambers, 111 Maryland Avenue, Rockville, MD 20850**

REMOTE MEETING LOG IN/CALL IN:

Date and time: Wednesday, November 12, 2025 7:00 PM | (UTC-04:00) Eastern Time (US & Canada)

**Join link:**

<https://rockvillemd.webex.com/rockvillemd/j.php?MTID=ma36d37f20faf712b1fe4441336ca6c7e>

Webinar number: 2864 585 1686 Webinar password: Rockville (76258456 when dialing from a video system)

**Join by phone:** +1-408-418-9388 United States Toll Access code: 286 458 51686

Agendas for Planning Commission are posted approximately a week before the meeting on the agenda center (<https://www.rockvillemd.gov/agendacenter>). Please refer to the specific meeting agenda for details on how to participate and provide testimony during the meetings.

"A Citizen's Guide to Development Review in Rockville" is enclosed. You may track the status on the City's website on its Development Watch page. Should you have questions or would like to submit comments please contact: Community Planning and Development, Principal Planner, Nelson Ortiz, 240-314-8227, [nortiz@rockvillemd.gov](mailto:nortiz@rockvillemd.gov). You are welcome to reach out to Applicant's counsel, Nancy Regelin at 301-230-5224, [nregelin@shulmanrogers.com](mailto:nregelin@shulmanrogers.com)

***These applications are subject to a prohibition on ex parte communications. Outside of the public hearings on this application, please do not communicate with a member of the deciding body about this application, either directly or indirectly, such as copying members of the body on e-mails about the application. You are welcome to communicate directly with the City staff, who can answer questions on the application or ensure that your written comments on the application are considered by the deciding body as part of the public hearing on the application. The Planning Commission is the deciding body on the Ownership Plat.***

Woodley Waves, LLC ("Applicant")

Nancy Regelin, Esquire, Counsel for Applicant

Shulman Rogers Law Firm

301-230-5224, [nregelin@shulmanrogers.com](mailto:nregelin@shulmanrogers.com), 12505 Park Potomac Ave #600, Potomac 20854

Georgetown Hill at Woodley Gardens/ Woodley Gardens Pool  
850 Nelson Street  
Ownership Plat PLT2026-00107  
Project Description

Woodley Waves, LLC, the owner of the property known as record Lot 6, Block D, Rockville Estates Subdivision per Plat 11221 with address of 850 Nelson Street ("**Property**"), is requesting approval of an ownership plat pursuant to Zoning Ordinance Section 25.21.13. The Property is subject to two special exceptions, a Community Pool established in 1962 pursuant to Special Exception SPX54-62 ("**Woodley Gardens Pool**"), as amended from time to time through the most current SPX2025-00409, co-located with a private educational institution established in 1972 pursuant to Special Exception S-197-73, as amended from time to time and re-established through the most current SPX2024-00408 ("**School**").

The purpose of creating separate ownership lots within the record lot is to facilitate financing and investment for the construction of the replacement School separate from the funding and financing of the Woodley Gardens Pool improvements and operations. Since the uses have been co-located on the Property for decades, utilities, infrastructure, access, parking and open space that service both uses are located throughout the Property and subdivision is not appropriate or desirable.

The approval and recording of an ownership plat is not a re-subdivision of Lot 6.

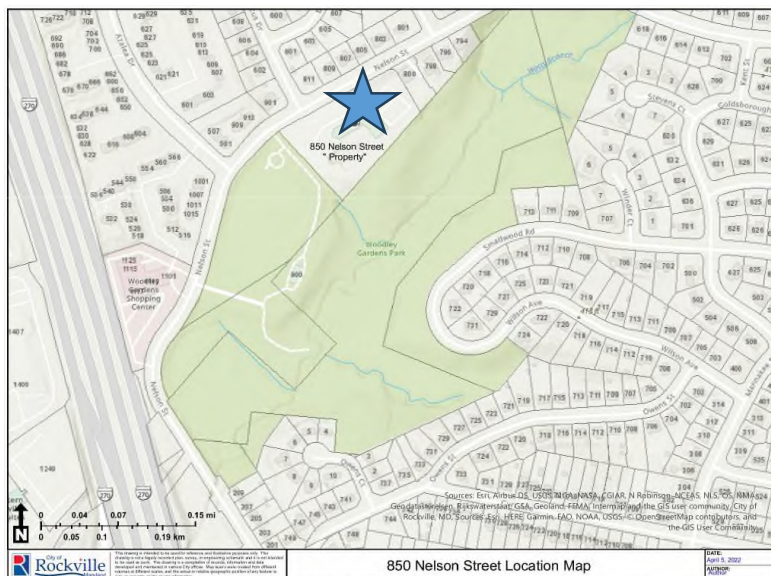
**Projected Timeline:**

Staff Review: Fall 2025

Planning Commission public hearing: November 12, 2025

Recording of Plat projected: November 2025

**Location: 850 Nelson Street**





### How can I get involved?

Check the city's website at [rockvillemd.gov/621/Development-Watch-Map](http://rockvillemd.gov/621/Development-Watch-Map) for status updates on development projects in your neighborhood and the city.

Attend public meetings held by developers to learn more, ask questions and express your opinions about potential projects.

Attend public meetings held by the city. Meeting schedules, agendas and informational packets for the Mayor and Council, Planning Commission, Historic District Commission and Board of Appeals are available on the [city's website](http://city's website). In addition, for most cases the developer is required to provide notice by first class mail to the property owners and residents of the area surrounding the proposed development. The plan review level above determines the notice area.

Members of the public are welcome to attend meeting of the Development Review Committee, however these meetings are not public hearings and no testimony will be allowed. Agendas for these meetings are available on the [city's website](http://city's website).

### How can I learn more?

#### Community Planning and Development Services Department

City Hall, second floor  
111 Maryland Ave.  
Rockville, MD 20850

Phone: 240-314-8200

Email: [cods@rockvillemd.gov](mailto:cods@rockvillemd.gov)

Website: [rockvillemd.gov](http://rockvillemd.gov)

#### Refer to:

**Rockville City Code** [library.municode.com/md/rockville/codes/code\\_of\\_ordinances](http://library.municode.com/md/rockville/codes/code_of_ordinances)

Chapter 25 - Zoning Ordinance

Chapter 5 - Building Code

Chapter 10.5 - Forest and Tree Preservation

Chapter 19 - Sediment Control and Storm water Management

Chapter 21 - Streets and Roads

[Rockville Development Review Procedures Manual](http://Rockville Development Review Procedures Manual)

**Note:** This brochure provides an overview of development review in Rockville. It does not supersede the Rockville City Code and it should not be relied on as a substitute for such regulations.



# A CITIZEN'S GUIDE

## to Development Review in Rockville



**Rockville**  
Get it right

**Community Planning and Development Services Department**  
Development Services Division  
111 Maryland Avenue, Rockville, MD 20850  
240-314-5000 • [www.rockvillemd.gov](http://www.rockvillemd.gov)



**City of Rockville**  
Get it right

# Development Review in Rockville

## What is development review?

Development review is a general term for the city's various procedures to review proposed developments and ensure they comply with the city's regulations. These include land uses, engineering, utilities, transportation, stormwater and sediment control, and tree preservation to achieve consistent design of the site and related public infrastructure. As outlined in the Rockville Zoning Ordinance, the city works with the surrounding property owners, businesses and the applicant during development review. During this process, the city staff reviews applications for compliance and surrounding neighborhoods and property owners review and comment on proposed plans.

Rockville's development review procedures are intended to help assure the health and welfare of citizens and achieve high-quality development that complies with the design regulations of the City Code and addresses the needs of the surrounding community. These procedures govern all development projects, except single-unit, detached residences.

## How is development reviewed?

Rockville's development review process includes four phases.

### Pre-application

During the pre-application phase, city staff meet with the developer to discuss the proposal; outline the project's size and potential impact on neighbors, green space, transportation, stormwater management, and other public infrastructure; learn about the zoning process; and ask questions. In most cases the developer

will be required to notify the community of their plans and hold a public meeting for residents to comment on the project.

### Application

During the application phase, the developer files the appropriate application materials and meets with city staff to discuss the proposal and any changes made as a result of the pre-application phase. In most cases the developer will be required to notify the community of their plans, hold a public meeting for residents to comment on the project and, in the case of very large projects, brief the Planning Commission and/or Mayor and Council. Also during this phase, city staff reviews the application package and coordinates with other government agencies and utilities that review the application.

### Public Meeting

During the public meeting phase, the designated approving authority reviews the proposal and any changes made as a result of community feedback, and decides whether to approve or disapprove the project. The designated approving authority depends on the project's potential impact and could be the chief of zoning, Planning Commission or the Mayor and Council.

### Decision

During the decision phase, city staff issues a decision letter based on the final action of the approving authority. Such action may approve the project as is, approve the project with specific conditions, or deny the project. The developer signs the letter acknowledging the decision and returns it with a final set of plans for inclusion in the public record.

## Who reviews and approves development?

Rockville's Zoning Ordinance outlines three levels of development review based on the project's size and potential impact. Each project is assigned points based on acreage, number of dwelling units, square footage of non-residential space, residential area impact and traffic impact. Depending on the number of points earned a project will require one of the following levels of review:

**Site Plan Level 1:** Review by

**Site Plan Level 2:** Review by the Planning Commission at one meeting.

**Project Plan:** Review by the Planning Commission and Mayor and Council at three meetings: one for an initial briefing of both; one for review and recommendation by the Planning Commission; and one for review and action by the Mayor and Council.

## Development Review at a Glance

### Pre-Application Phase

1. The developer notifies the community about the plans, and holds a public meeting for comments.
2. The developer submits pre-application materials and fees.
3. City staff and the developer assess the project's potential impact.
4. City staff holds a pre-application meeting with the developer.

### Application Phase

1. Application and fees submitted.
2. The developer notifies the community about the plans, if necessary.
3. The developer holds a public meeting for comments, if necessary.
4. City staff evaluates the application and issues a report.

5. City staff and the developer brief the Planning Commission and Mayor and Council if necessary.

### Public Meeting Phase

1. The designated approving authority reviews the application and issues a decision.
  - a. Mayor and Council.
  - b. Planning Commission.
  - c. Board of Appeals.
  - d. Historic District Commission.
  - e. City staff, i.e., the chief of zoning.

### Decision Phase

1. City staff issues a decision letter based on the final action of the approving authority.
2. The developer acknowledges the decision and files a final set of project plans if approved.