



**TO:** The Honorable Senator Brian J. Feldman, Chair  
Members, Senate Education, Energy, and the Environment Committee  
The Moore-Miller Administration

**FROM:** Chevy Chase Village Board of Managers

**DATE:** February 20, 2026

**RE: Informational Testimony: Land use – Multifamily Developments and Mixed-Use Development (Bring Back Main Street Act) SB 829/HB 1137**

Dear Chair Feldman:

Please accept this written informational testimony from Chevy Chase Village, a municipal corporation located in Montgomery County.

SB 829/HB 1137 would establish high density multifamily or mixed-use developments as a “permitted use” in any commercial or recreational zone in Counties with a population of 150,000 or greater.

The proposed legislation requires that in the named zones, multifamily and mixed-use projects must proceed “without requiring a public hearing” and without “any other discretionary zoning action,” which appears to prohibit Planning Board site plan review on major projects, leaving review and approval to the building permit agencies. Other material limitations in the bill significantly constrain development design standards including setbacks, lot coverage, and parking.

The bill also prohibits the County from imposing “density limits lower than the highest allowed in the County’s residential zones.” In other words, every property in every commercial zone would be allowed the maximum possible density by right.

The scope of this bill raises significant questions including:

1. Does stripping the County of the ability to limit density in commercial/recreational zones below “the highest allowed” risk future overburdened schools, roads, water/sewer infrastructure?
2. Will overriding density limits, which are mapped on a parcel-by-parcel basis after careful master planning analysis, compromise compatibility and other design considerations?
3. What process authorizes the County to limit the scale of a project where appropriate?
4. What opportunity would there be for public input on a major development project, including participation by municipal corporations?

We ask that the Committee seek answers to these questions as it considers this proposed legislation. Although we understand from the bill sponsor that this bill may not have been intended to apply to zones designated commercial/residential, we believe there is sufficient ambiguity to warrant clarification and appropriate amendments to clearly establish the intent.

**CHEVY CHASE VILLAGE**

5906 Connecticut Avenue  
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov  
www.chevychasevillagemd.gov

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