



Committee: ECON

Committee Review: At a future date

Staff: Jim Ogorzalek, Legislative Attorney

Purpose: To introduce agenda item – no vote expected

AGENDA ITEM #3A
September 15, 2026

Introduction

SUBJECT

Bill 39-26, Montgomery County Urban Districts – Wheaton Urban District Boundaries – Amendments

Lead Sponsor: Council President Fani-González

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

N/A

DESCRIPTION/ISSUE

Bill 39-26 would:

- (1) expand the boundaries of the Wheaton Urban District; and
- (2) generally amend the law regarding the Wheaton Urban District boundaries.

SUMMARY OF KEY DISCUSSION POINTS

N/A

This report contains:

Staff Report

Bill 39-26

Map of Proposed Expansion

Pages 1–2

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© 6

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MEMORANDUM

September 10, 2026

TO: County Council

FROM: Jim Ogorzalek, Legislative Attorney

SUBJECT: Bill 39-26, Montgomery County Urban Districts – Wheaton Urban District
Boundaries – Amendments

PURPOSE: Introduction – no Council votes required

Bill 39-26, Montgomery County Urban Districts – Wheaton Urban District Boundaries – Amendments, is scheduled for introduction on September 15, 2026. Its Lead Sponsor is Councilmember Council President Fani-González. A public hearing is tentatively scheduled for October 13, 2026, at 1:30 p.m.

Bill 39-26 would:

- (1) expand the boundaries of the Wheaton Urban District; and
- (2) generally amend the law regarding the Wheaton Urban District boundaries.

Background

The current boundaries of the Wheaton Urban District do not include the Wheaton Library and Community Recreation Center or Wheaton Local Park. This prevents services provided by the Urban District—including Clean and Safe Teams, community engagement, family programming, and cultural celebrations—from extending to and making use of these spaces.

Bill Specifics

Bill 39-26 seeks to expand the geographic scope of the Wheaton Urban District to include the Wheaton Library and Community Recreation Center and Wheaton Local Park, as well as the right of way along Georgia Avenue to connect these spaces to the existing urban district boundaries (but not the adjacent properties). A map visualizing the expansion set forth in the bill is appended to the Staff Report at © 6.

This packet contains:

Bill 39-26

Map of Proposed Expansion

Circle #

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Bill No. 39-26
Concerning: Montgomery County Urban
Districts – Wheaton Urban District
Boundaries – Amendments
Revised: 7/27/2026 Draft No. 1
Introduced: _____
Expiration: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: _____
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Council President Fani-González

AN ACT to:

- (1) expand the boundaries of the Wheaton Urban District; and
- (2) generally amend the law regarding the Wheaton Urban District boundaries.

By amending

Montgomery County Code
Chapter 68A, Montgomery County Urban Districts
Section 68A-8

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

Sec. 1. Section 68A-8 is amended as follows:

Sec. 68A-8. Urban District Boundaries.

* * *

(c) *Wheaton Urban District.* The Wheaton Urban District is all land in the thirteenth election district of the county within the area described as follows:

* * *

(15) Then with the east side of Grandview Avenue north to the [common front corner of Lots 19 and 20, Block 27, as shown on Plat No. 9, Wheaton Hills, recorded in Plat Book 32, on Plat 2058,] northwest corner of Lot 32, Block 27, recorded on Plat 12614, among the land records of Montgomery County, Maryland;

(16) Then leaving the east side of Grandview Avenue and running [with the dividing line of the same Lots 19 and 20, and Lots 9 and 10, Block 27, as shown on Plat No. 9, Wheaton Hills, recorded in Plat Book 32, on Plat 2058,] along the north line of Lot 32, Block 27, recorded on Plat 12614, among the land records of Montgomery County, Maryland, east to the west side of Georgia Avenue;

(17) Then with the west side of Georgia Avenue and running [south, approximately 200 feet] north, crossing Dawson Avenue and Arcola Avenue, to the south side of Parker Avenue, which is also the Point of Tangency of Fillet curve No. 2 and generally the northeast corner of Lot 1, Block 3, recorded on Plat 1871, among the land records of Montgomery County, Maryland;

(18) Then leaving the west side of Georgia Avenue, crossing Georgia Avenue, and running east along the south right-of-way line of Parker Avenue to the northwest corner of Lot 5, Block 7, recorded

on Plat 100, among the land records of Montgomery County, Maryland, to the northeast corner of Lot 5;

(19) Then in a southerly direction along the west line of the same Lot 5, Block 7 and Lot 18, Block 7, recorded on Plat 100, among the land records of Montgomery County, Maryland, to the southwest corner of the same Lot 18;

(20) Then in an easterly direction along the south line of the same Lot 18, Block 7, recorded on Plat 100, among the land records of Montgomery County, Maryland, to its southeastern corner;

(21) Then in a southerly direction along the west line of Lot 6, Block 6 and Lot 17, Block 6, recorded on Plat 100, among the land records of Montgomery County, Maryland, to the southwest corner of the same Lot 17, and crossing to the south side of Arcola Avenue.

(22) Then running west along the south right-of-way line of Arcola Avenue to its intersection with the east right-of-way line of Georgia Avenue;

(23) [Then leaving the west side of Georgia Avenue, crossing Georgia Avenue, and running east with] Then with the east side of Georgia Avenue and running south, crossing Leesborough Avenue to the northerly subdivision limits of Villa Verde Subdivision as shown in Plat Book No. 4, on Plat No. 388, recorded among the land records of Montgomery County, Maryland[, to the northeast corner of Lot 8, Villa Verde];

(24) Then running east along this same northerly subdivision limits of Villa Verde Subdivision as shown in Plat Book No. 4, on Plat No. 388, recorded among the land records of Montgomery County, Maryland, to the northeast corner of Lot 8, Villa Verde;

55 ~~[(19)]~~[(25)] Then in a southerly direction along the east line of the same
 56 Lot 8, Villa Verde, and crossing Blueridge Avenue to the
 57 intersection of the extension of the east line of Lot 8, Villa Verde
 58 and the south line of Blueridge Avenue;

59 ~~[(20)]~~[(26)] Then along the south line of Blueridge Avenue to
 60 approximately 125 feet east of the east line of Amherst Avenue,
 61 which is a point on the dividing line between Lot 1, Block
 62 1, Wheaton Manor, and the property occupied by Columbia
 63 Broadcasting Company as shown in Plat Book 45, on Plat No.
 64 3390, recorded among the land records of Montgomery County,
 65 Maryland;

66 ~~[(21)]~~[(27)] Then in a southerly direction along that line to its
 67 intersection with the northerly line of Lot 3, Block
 68 1, Wheaton Manor;

69 ~~[(22)]~~[(28)] Then in an easterly direction along that northerly line of Lot
 70 3, Block 1, Wheaton Manor, to its intersection with the easterly
 71 line of the same Lot 3, Block 1;

72 ~~[(23)]~~[(29)] Then in a southerly direction along that easterly line of Lot
 73 3, Block 1 to the intersection of the extension of that line with the
 74 southerly line of University Boulevard West (formerly Old
 75 Bladensburg Road);

76 ~~[(24)]~~[(30)] Then in a northeasterly direction along that southerly line of
 77 University Boulevard West to its intersection with the west line of
 78 Amherst Avenue (formerly Vernosia Place);

79 ~~[(25)]~~[(31)] Then in a southerly direction along that west line of Amherst
 80 Avenue, crossing Reddie Drive and Prichard Road to the point of
 81 beginning; and

82 [(26)](32) Any lot that is partially within and partially outside of the
83 areas under paragraphs (1) through (31).

84 [(c)] (d) The Friendship Heights Urban District is all the land within the
85 area described as follows:

86 * * *

Wheaton Urban District: Current and Proposed

- Proposed Wheaton Urban District Extension
- Current Wheaton Urban District

