

Joint Hearing - MCC & PC
Z-10120-2025
Exhibit 19

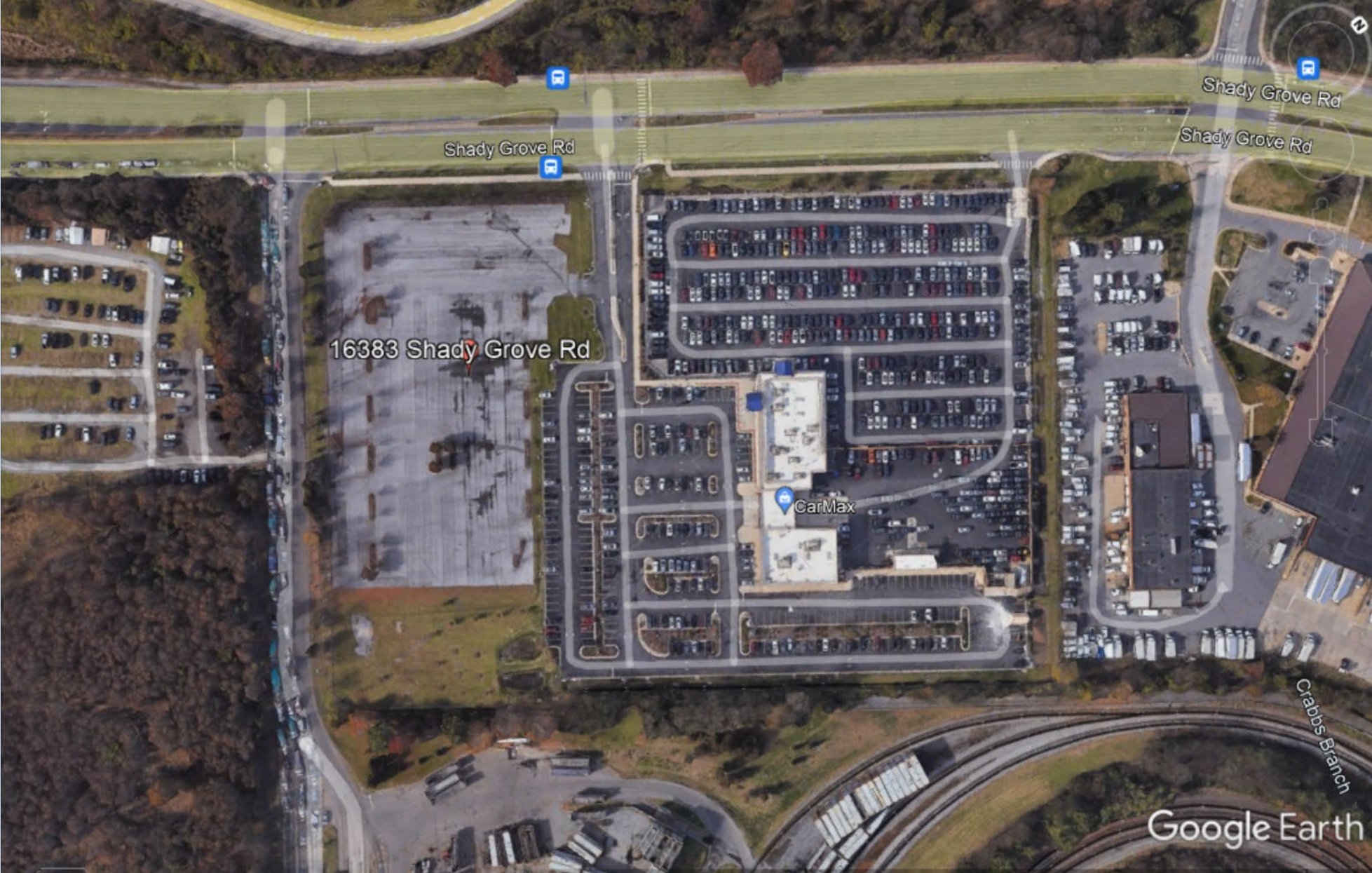
Zoning Map Amendment Z-10120-2025

July 7th Joint Public Hearing

16383 and 16411 Shady Grove Road

The logo for CARmax, featuring the word "CARmax" in a bold, sans-serif font. "CAR" is in yellow and "max" is in white. Below the text is a horizontal line of five yellow dashes. The entire logo is set against a blue rectangular background with a white border.

CARmax



16383 Shady Grove Rd

CarMax

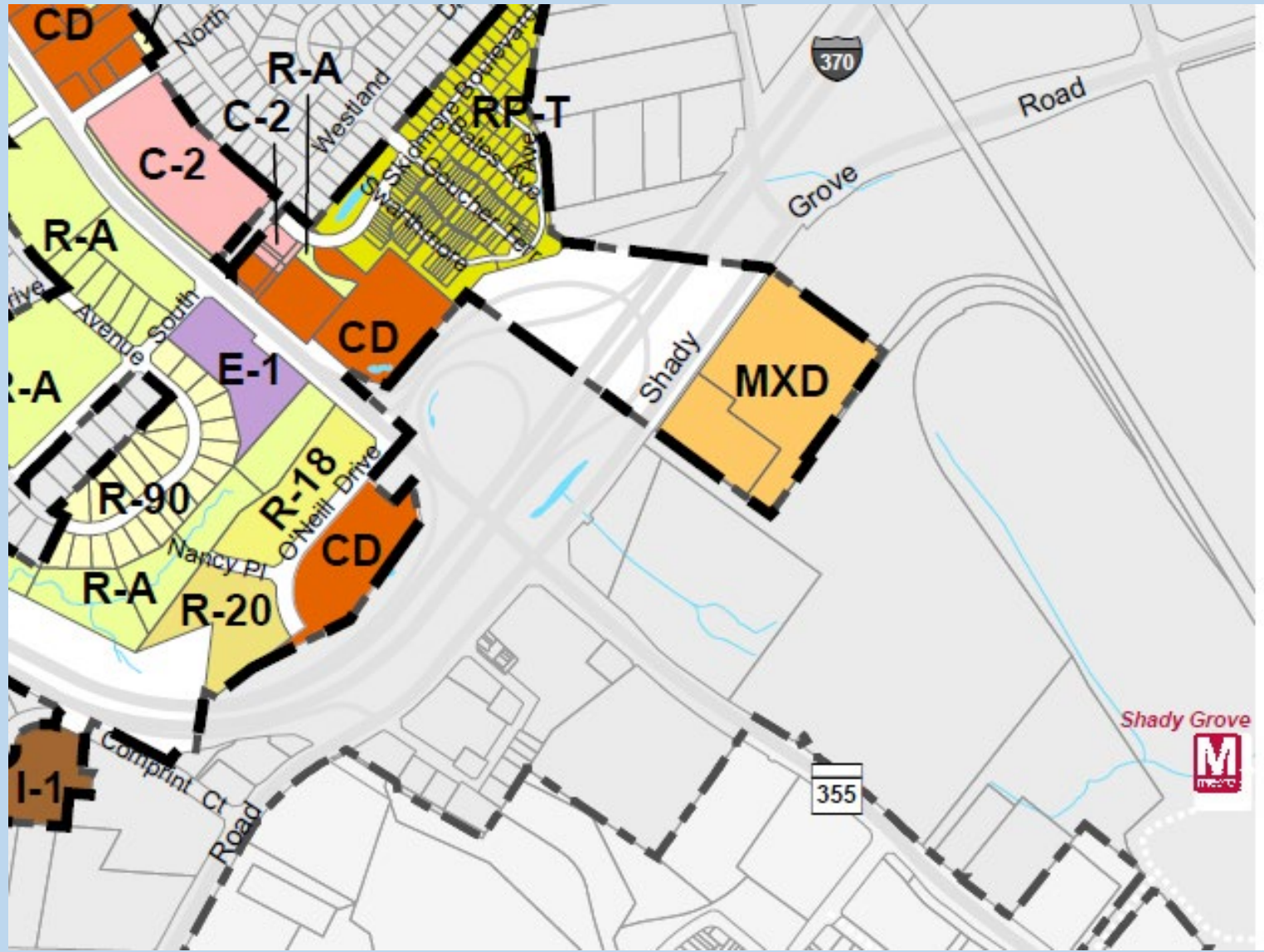
Shady Grove Rd

Shady Grove Rd

Shady Grove Rd

Crabbs Branch

Google Earth



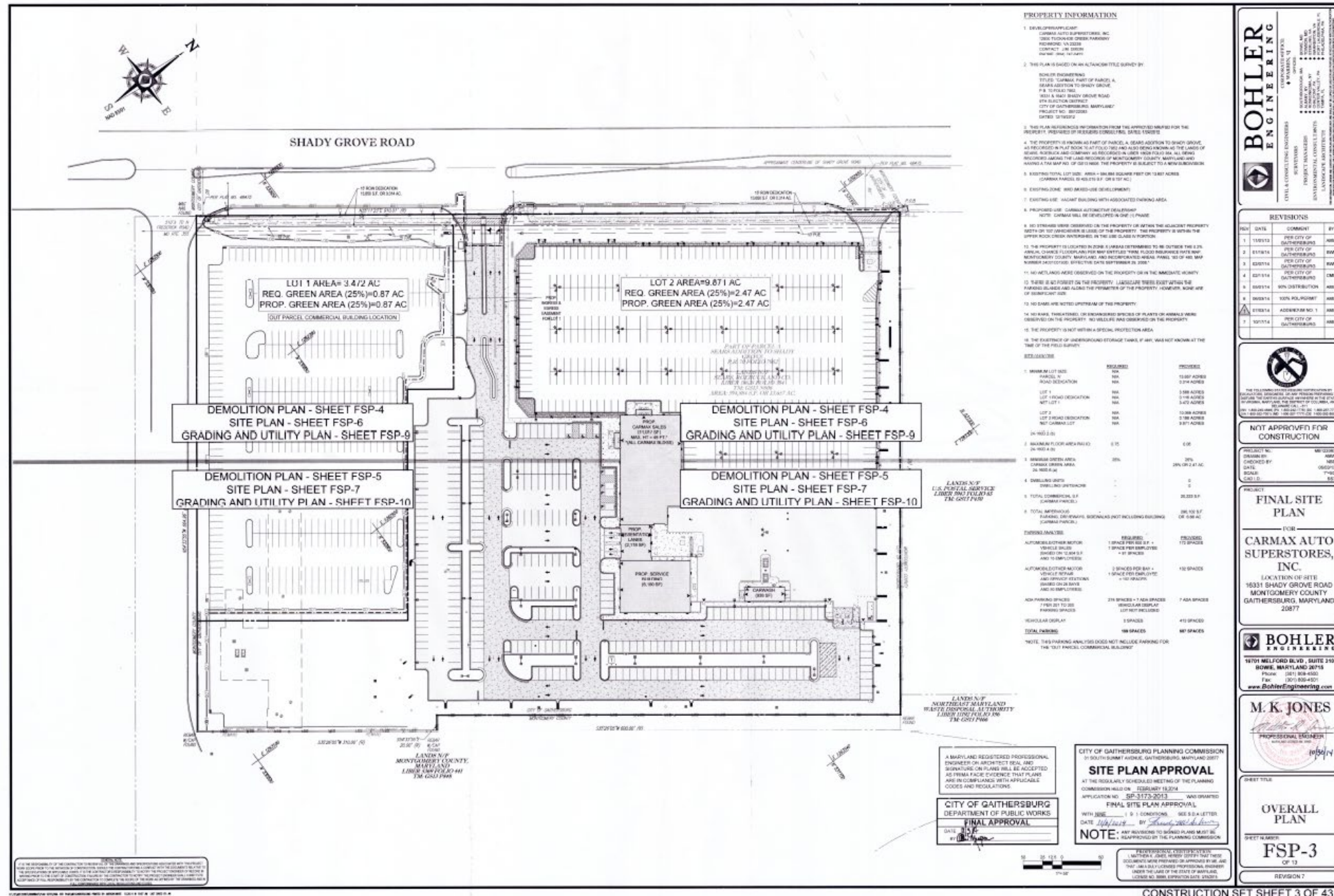
Requesting Rezoning from MXD Zone to C-2 Zone

- Zoning Ordinance adopted last year no longer allows Automobile Sales Establishments in MXD zone, making existing Carmax use non-conforming.
- Surrounding area has not redeveloped as was expected in 2012 and retains primarily commercial and industrial character.
- Update to County Master Plan no longer envisions relocation of Transfer Facility.
- Use restriction will continue to prevent residential development on the property.

May 20, 2025 Amendment to Annexation Agreement

- Acknowledges changed circumstances from original Annexation and finds rezoning to C-2 zone to be appropriate.
- Schematic Development and Site Plans validated in C-2 zone with no further action or approvals required.
- Existing improvements to remain as-is.
- Temporary Use Permit extended through September 4, 2030.

SITE PLAN APPROVAL





MTA Facility

Montgomery County
Division of Fleet Services

I-370

Shady Grove Road

USPS



CarMax
Set yourself apart

WMATA

SITE

Transfer
Station

Parking Lot

MD Rte. 355

SPRING 2021
Shady GROVE
SECTOR PLAN

MINOR MASTER PLAN AMENDMENT

APPROVED AND ADOPTED



“The Sector Plan confirms the importance of the processing facility and transfer station at this location since the facility utilizes the existing rail tracks. The relocation of this facility to another part of the County is not anticipated in the long term.”

Findings Required by Section 4-204 of Land Use Article

- No population change
- No effect on public facilities
- No impact on transportation patterns
- Compatible with existing and proposed development in the area
- 2021 County Master Plan update confirms commercial and industrial nature of area; controls over 2009 City Land Use Plan

Questions?