

Montgomery County Planning Board Action Summary

Thursday, April 6, 2006 Revised

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, www.mc-mncppc.org

This is an informal summary only. Final decisions will be available in the Board's approved minutes.

Staff

Planning Board Action/Decision

B. Mooney

Item 1 **Change in Golf Operations:** Consideration of a staff recommendation to enter into an interim agreement with the Montgomery County Revenue Authority to operate the M-NCPPC public golf courses beginning April 15, 2006. These courses include Little Bennett, Needwood, Northwest, and Sligo and are now staffed and operated by the Department of Parks. This interim agreement is anticipated to lead to the approval of a long-term lease between the Commission and the Revenue Authority that will result in one county organization providing a comprehensive public golf system.

Approved to transfer operations of four golf courses to Montgomery County Revenue Authority as of April 15, 2006

The public will have an opportunity to review and comment on the draft lease during public hearings that will be held by the Planning Board and the Montgomery County Council when the lease is under consideration by the respective bodies. This phase of the transition is anticipated during the next several months and will be announced on the Planning Board's agenda.

This action is being pursued in accordance with Section 1-500 of the Commission's procurement regulations as an intergovernmental agreement, and is therefore not subject to the competitive bidding provisions thereof. *Staff*

Recommendation: *Approval to enter operating agreement.*

D. Janousek

Item 2 **Board of Appeals No. S-2651:** Request by the Hearing Examiner that the Planning Board reconsider its original recommendation of approval permitting a non-residential professional office located at 7025 MacArthur Boulevard, Bethesda in the R-90 zone (Sycamore Store) in light of substantive issues that have been raised pertaining to non-conforming structures, structures pre-dating 1958 and parking waivers – *Staff Recommendation: Approval with conditions.*

Approved to transmit comments to BOA

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| J. Gallihue | Item 3 | Development Plan Amendment 06-3: Cornerstone Land, LLC, applicant, requests an amendment to the development plan associated with G-717 to permit two-story townhouse offices; C-T zone; located on north side of Clopper Road between Rte. 118 and Liberty Mill Road, Germantown – Staff Recommendation: Approval. | Approved to transmit comments to Hearing Examiner |
| F. Hamer/D. Daniel | Item 10 | Adoption of Planning Board Guidelines for Finding Violations and Assessing Fines - Discussion of guidelines as revised pursuant to public hearing held on March 9, 2006 – Staff Recommendation: Adoption of Revised Guidelines. No public testimony will be taken at this time. Draft Guidelines will be posted on the web, Monday, April 3, 2006. | Postponed |
| E. Tesfaye | Item 4 | Local Map Amendment No. G-839: Winchester Homes, Inc., applicant, requests rezoning of 6.09 acres of land from the R-200 zone to the RT-8 zone for up to 48 townhouses; located at 11800 Darnestown Road; Gaithersburg – Staff Recommendation: Approval. | Recommended approval with changes to County Council |
| R. Weaver | Item *5 | Preliminary Plan No. 120020680 (formerly 1-02068) – Fairfield at Germantown Extension: RMX-2/R-200 zone; 1 lot; 610 multi-family dwelling units and 250,000 square feet of office/retail use previously approved; request to extend preliminary plan validity period; located on the southeast side of Father Hurley Boulevard south of Wisteria Drive; Germantown – Staff Recommendation: Denial. | Denied |
| L. Komes | Item *6 | Site Plan Review No. 82006020 (Formerly 8-06020), Easley Subdivision (The Adele): CBD-1 zone; 0.96 acres; 96 multi-family dwelling units, 15,020 gross square feet of retail and 18,200 gross square feet of office; southwest quadrant of the intersection with Fenton Street and Thayer Avenue; Silver Spring – Staff Recommendation: Approval with conditions. | Approved with changes |
| 3:00 P.M. R. Weaver | Item *7 | Preliminary Plan No. 120050310 and Preliminary/Final Water Quality Plan – Piney Glen Farms (Resubdivision): RE-2 zone; 12.4 acres; 5 lots requested; 5 one-family detached dwelling units, including one existing to remain; located on the west side of Piney Glen Lane approximately 300 feet south of Piney Glen | Approved |

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| R. Weaver | Item *8 | Court; Potomac – <i>Staff Recommendation:</i> <i>Approval with conditions.</i> Record Plats | Approved |
| R. Krasnow | Item 9 | <p>Subdivision Plat No. 220060820 – Harry M. Martin Tract: R-200 zone; 11 lots and 4 parcels; located on the east side of Alderton Road; Kensington-Wheaton – <i>Staff Recommendation:</i> <i>Approval.</i></p> <p>Subdivision Plat No. 22006048- to 220060510 – Stoney Springs: RDT- zone; 14 lots and 1 outlot; located on the south side of West Offut Road; Agricultural and Rural Open Space – <i>Staff Recommendation:</i> <i>Approval.</i></p> <p>Mediation Report - Clarksburg Town Center Mediation Process - Final Report to the Board: <i>The parties involved in the Clarksburg Town Center Mediation have been meeting since December to put together a "Plan of Completion" that will be presented to the Board on this date in conceptual form. No Board action will occur at this time. Staff will then prepare an analysis of the plan, and present it to the Board as a Plan of Compliance, for Board review and approval. The Board will hold a public hearing prior to acting on a plan. This would be followed by full submission and review of amended project and site plans, as well as an amended preliminary plan if necessary.</i></p> <p>No public testimony will be taken on April 6. Adjourned</p> | <p>Postponed</p> <p>Clarksburg Mediation Team Presented Improvement Concepts to Planning Board.</p> <p>Public Hearing on the mediation plan will be held, Thursday, April 20, 6:30 p.m. at Cedarbrook Community Church, 23700 Stringtown Road, Clarksburg, prior to Planning Board's final review later of a plan of compliance for the Clarksburg Town Center. No advance signups are necessary to speak.</p> |

*Maryland law and the Planning Board's Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board's public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Please Note: Phrases in italics in the center column are Staff's recommendations only. The Planning Board's decisions and actions are noted in bold in the far right column. The Planning Board advises the Montgomery County Council and the Board of Appeals who make the final decisions on zoning and Special Exception cases.