

**Agenda for Montgomery County Planning Board Meeting  
Thursday, January 17, 9:30 a.m.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

**Board Action**

Roll Call Approval of Minutes: May 24, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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**1. M-NCPPC Recycling Report**

Update on the current status of recycling by Park and Planning

**Staff Recommendation:** Transmit report to County Council and Office of Solid Waste Services.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**2. Discovery Communications Headquarters**

Colesville Road at Georgia Avenue, Silver Spring

**Staff Recommendation:** Approval of Public Art.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Board of Appeals Petition No. S-2471 (Special Exception)**

Kids N Care Learning Center, applicant, requests a special exception to construct and operate a child day care center for 40 children, R-200 Zone; 19002 Matency Hill Road, Germantown

(Action Required for Hearing of 01-28-02)

**Staff Recommendation:** Approval with conditions. (See staff report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**GENERAL MEETING** (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Board of Appeals Petition No. S-2492 (Special Exception)**

Sprint PCS/APC Realty & Equipment Company, applicant, requests a special exception for a telecommunication facility to install up to 9 panel antennas on the rooftop of the existing office building; O-M Zone; 14301 Layhill Road, Silver Spring

(Action Required for Hearing of 01-23-02)

**Staff Recommendation:** Approval with conditions. (See staff report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Potomac Subregion Master Plan Worksession**

Referrals of new zoning requests from County Council - Sutton Property, RE-2 Zone, requests RE-2C Zone; Piney Meetinghouse Road Property, RE-2 Zone, requests RE-2C Zone; Potomac Shopping Center, Potomac Village, R-200 Zone, requests C-1 Zone; Hugh and Barbara Richards, 10511 Glen Road, RE-2 Zone, request RE-1 Zone

(Note: No public testimony will be taken at this time.)

**Staff Recommendation:** Discussion.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Preliminary Plan Review No. 1-02060 - Pleasants Rural Service Property**

Rural Service Zone; 10.8 Acres; One (1) Lot Proposed (38,400 Square Feet Industrial Use)

Community Water and Private Septic

Located on the West Side of Frederick Road (MD 355), Approximately 2,000 Feet North of Comus Road

Policy Area: Rural (Little Bennett)

APPLICANT: Pleasant Excavating Company, Inc.

ENGINEER: Benning and Associates

ATTORNEY: DuFour and Kohlhoss

**Staff Recommendation:** Approval, Subject to Conditions.

\*\*\*\*\*See Conditions and Comments Enumerated in Staff Report\*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Site Plan Review No. 8-02020**

Pleasants Rural Service; RS Zone; 1 lot (38,400 square feet Construction Debris Recycling Facility); 10.81 acres; on the west side of Frederick Road approximately 2,000 feet north of Comus Road; Clarksburg

APPLICANT: Pleasant Excavating Co. Inc.  
ENGINEER: Benning & Associates, Inc.

**Staff Recommendation:** Approval with conditions. (See staff report)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**8. Forest Conservation Amendments**

Worksession - Discuss and Finalize Regulations

(Note: No public testimony will be taken at this time.)

**Staff Recommendation:** Discussion.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Preliminary Plan Review No. 1-00075 – Stamolus Property**

RC Zone; 11.03 Acres; Two (2) Lots Requested (Single-Family Detached Dwelling Units)

Private Well and Private Septic

Located on the North Side of River Road (MD 190), Approximately 1,000 Feet Northwest of Seneca Road (MD 112)

Policy Area: Rural (Darnestown)

APPLICANT: Konstantinos G. Stamolus

ENGINEER: P.G. Associates, Inc.

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 2) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer, forest conservation and open space
- 3) Record plat to provide for dedication of 80 feet of right-of-way for Seneca Road (MD 112)
- 4) Compliance with conditions of MCDPS (Health Department) septic approval
- 5) Access and improvements as required to be approved by or MDSHA prior to issuance of access permits
- 6) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 7) Necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

10. Preliminary Plan Review No. 1-02010 – Capitol View Park

C-1 and R-60 Zones; 0.98 Acre; Two (2) Lots Proposed (21,815 square feet general office and office/retail)

Community Water and Community Sewer

Located on the West Side of Capitol View Avenue and on the North and South Sides of Post Office Road

Policy Area: Kensington/Wheaton

APPLICANT: RT & E Land, Mr. John Doran  
ENGINEER: Macris, Hendricks and Glascock  
ATTORNEY: Lerch, Early and Brewer

**Staff Recommendation:** Approval, Including Abandonment of a Portion of Pleasant Street Pursuant to Section 50-15 (a)(2), the Montgomery County Subdivision Regulations, and Subject to the Following Conditions:

- 1) Approval of this preliminary plan is limited to 19,425 square feet of general office space on proposed Lot 7 and 2,390 square feet of office/retail space on proposed Lot 8. Any proposed expansion of the uses may require Planning Board review
- 2) Record plat to provide for 10 foot of dedication from centerline for Post Office Road and 12 foot of dedication from centerline for existing Capitol View Avenue
- 3) Compliance with the conditions of MCDPS stormwater management approval
- 4) Access and improvements as required to be approved by or MDSHA prior to issuance of access permits, if applicable
- 5) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 6) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 7) Necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



11. Preliminary Plan Review No. 1-02023 – Westchester

R-90 Zone; 20,840 square feet; Two (2) Lots Proposed (Single-Family Detached Dwelling Units)

Community Water and Community Sewer

Located on the South Side of Blueridge Avenue, Approximately 100 Feet East of Nairn Road

Policy Area: Kensington/Wheaton

APPLICANT: Press Real Estate Services

ENGINEER: Fowler Associates, Inc.

Staff Recommendation: Approval of One (1) Lot Only, and Subject to Conditions:

\*\*\*\*\*See Recommendation and Comments Enumerated in Staff Report\*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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12. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**