

Agenda for Montgomery County Planning Board Meeting

Thursday, May 2, 2002, 9:30 p.m.

8787 Georgia Avenue

Silver Spring, MD 20910-3760

Board Action

Roll Call

Approval of Minutes: November 1, 2001

Commissioners' Reports

Directors' Reports

Reconsideration Requests

GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Proposed Closed Session: Land Acquisition*
- C. *Proposed Closed Session: Land Acquisition*
- D. *Proposed Closed Session: POS Land Acquisition Allocation for FY03*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Red Door Store/Sandy Spring Open Space

Authorization to acquire 78.91 acres, more or less, improved at the intersection of Layhill Road and Norwood Road from Robert E. L. Smith and Shirley A. Smith as a Legacy Open Space Heritage Site

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Woodstock Equestrian Park

Authorization to exchange 10.85 acres, more or less, unimproved, with Stewart, Bravo, Greenberg Partnership

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Revisions to the Local Area Transportation Review (LATR) Guidelines**

Staff Recommendation: Approval of staff draft for public comment period.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Board of Appeals Petition No. S-411-C (Special Exception Modification)**

The French International School, applicant, requests modifications to the existing private educational institution; R-60 Zone; 9600 Forest Road, Bethesda

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

(Action Required for Hearing of 05/8/02)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. FY03 Annual Growth Policy Ceiling Element

Staff Recommendation: Transmit to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Stormwater Management Policy for Paint Branch Special Protection Area

Staff Recommendation: Approval of policy change.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Black Hill Regional Park Master Plan

Public Hearing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Silver Spring-Takoma Thunderbolts Blair Senior High School Baseball Stadium – Phase II

Proposal

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Hearing Examiner Petition No. SE-02-2 (Special Exception)

Hira More and Jalindar Mahabare, applicants, request a special exception for a child day care center up to 30 children; R-200 Zone; 170 Randolph Road, Silver Spring

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

(Action Required for Hearing of 5/14/02)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Hearing on Administrative Civil Penalty No. 02-01 and Administrative Order in Accordance with Chapter 22A of the Montgomery County Code (Forest Conservation Law)

Lot 1, Block C, Potomac Farm Estates, Potomac

Staff Recommendation: Impose administrative civil penalty in accordance with Section 22A-16(d) of the Montgomery County Code (Administrative Civil Penalty under the Forest Conservation Law).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Pre-Preliminary Plan Review No. 7-02048 – Browningsville

RDT Zone; 2.39 Acres; One (1) Single-Family Detached Dwelling Unit Proposed

Located on the east side of Kemptown Church Road, approximately 1,000 feet north of Bethesda Church Road

Private Well & Private Septic

Policy Area: Rural (Bennett)

APPLICANT: Eunice & Darryl Walker

ENGINEER: O'Connel & Lawrence, Inc.

Staff Recommendation: No Objection to the Submission of a minor subdivision plat under section 50-35A and grant waiver of frontage pursuant to Section 50-29 (a)(2).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan Review No. 1-02050 – McWhorter Property

RE2C/RC Zones; 64.57 Acres; Twenty (20) Single-Family Detached Dwelling Units
Proposed

Located on the west side of Woodfield School Road, approximately 2,300 feet northeast of
Woodfield Road

Community Water and Private Septic

Policy: Rural (Damascus) & Vicinity

APPLICANT: Roy Stanley
ENGINEER: Benning & Associates
ATTORNEY: Debelius, Clifford, Crawford & Bonifant, CHTD.

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 all stream valley buffer and forest conservation areas
- (3) Provide a four-foot sidewalk on one side of McWhorter Farm Court and one side of Farmview Lane
- (4) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Damascus Master Plan unless otherwise designated on the preliminary plan
- (5) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Damascus Master Plan, and to the design standards imposed by all applicable road codes
- (6) Record plat to reflect common ingress/egress easements over all shared driveways
- (7) Record plat to provide for dedication of 30 feet of right-of-way from center line for Woodfield Road and 60 feet for McWhorter Farm Court and 60 feet for Farmview Lane as shown on the preliminary plan
- (8) Compliance with the conditions of MCDPS storm water management approval
- (9) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (10) Dedicate all areas marked "Open Space" to MNCPPC. Coordinate disposition of Outlot 16 and 17 with staff after testing results. Outlots to be included as part of the Great Seneca Creek Stream Valley Unit 8
- (11) Establish a public use easement on stormwater management facility, Parcel A, to access dedicated parkland from the community. Easement should be clearly identified with appropriate signage
- (12) A minimum 25' wide public use trail easement to be provided by applicant to connect between the Farmview Lane (Extended) and the parkland to the east for access to the park. Easement should be clearly identified with appropriate signage
- (13) Record plat to identify all Home Owners association property and all lands dedicated to MNCPPC

12. Preliminary Plan No. 1-02050 – McWhorter Property - Continued

- (14) Dedicated land to be conveyed free of trash and unnatural debris. Park boundaries to be marked with boundary markers to differentiate between parkland and privately owned lots in the development
- (15) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) or prior to issuance of access permits
- (16) 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
- (17) 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
- (18) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

-
13. 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: