

**Agenda for Montgomery County Planning Board Meeting
Thursday, November 14, 2002, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Closed Session to discuss lease negotiations for Fairland Golf Course (Confidential advice of counsel)*
- C. *Closed Session: Enterprise Fund Overview*
- D. *Closed Session: Pursuant to Maryland State Government Code Annotated Section 10-508(3)(consider acquisition of real property for a public purpose)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Briefing on Purple Line Light Rail and Trail, by Maryland Transit Authority

Staff Recommendation: No public testimony will be taken at this time.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Amendment to the FY2002 Annual Growth Policy

To revise the boundary of the Grosvenor Policy Area to include the entire 15-acre property classified in the PD zone under Local Map Amendment G-796.

Staff Recommendation: Transmit Comments Recommending Approval to the County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Amendments to Water and Sewer Plan – Administrative Delegation Group 2002-6**

Staff Recommendation: Approval of requested changes.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Pre-Preliminary Plan Review No. 7-03005 – Potomac Country Corner**

RT-10 zone; 31 lots (31 single family attached dwelling units); 3.93 acres; Southeast corner of the intersection of Darnestown Road (MD 28) and Hunting Lane; Rural (Darnestown Vicinity).

Applicant: Porten Companies

Engineer: Charles P. Johnson and Associates

Policy Area: North Potomac

Staff Recommendation: No Objection to the Submission of a Concurrent Review of Preliminary Plan and Site Plan Applications

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan Review No. 1-03000 – Kensington Heights

R-60 Zone; 21,096 Square Feet; Two (2) Lots Requested (Single Family Detached Dwelling Units)

Community Water and Community Sewer

Located at the Western Terminus of Luther Road, Approximately 125 Feet West of West Avenue

Applicant: Jacobsen Builders
Engineer: Benning and Associates

Policy Area: Kensington-Wheaton

Staff Recommendation: Approval, Including Waiver of Frontage Pursuant to Section 50-29(a)(2) of the Subdivision Regulations Subject to the Following Conditions:

- 1) Final approval of detailed tree save/grading plan by MNCPPC technical staff prior to issuance of building permits
- 2) Record plat to show delineation of a Category I or II conservation easement over the area of tree save as identified on the tree save plan, as appropriate
- 3) Record plat to reflect common ingress/egress easements over all shared driveways
- 4) Compliance with the conditions of MCDPS stormwater management approval
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 6) Prior to recording of plats Planning Board approval of waiver resolution
- 7) 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
- 8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-03011 – Pleasant Hills

RC zone; 1 lot (1 single family dwelling unit); 3.018 acres; On the west side of Berryville Road, approximately 1440 feet south of Kelly Farm Drive; Rural (Darnestown Vicinity).

Applicant: Kirk Andree
Engineer: Benning and Associates

Policy Area: Rural (Darnestown and Vicinity)

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) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan
- 3) Record plat to show delineation of a Category I conservation easement over the area of forest conservation
- 4) Record plat to provide for dedication of 80 feet (40 feet from centerline) of right-of-way for Berryville Road
- 5) Compliance with the conditions of MCDPS stormwater management approval
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 7) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 8) 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
- 9) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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

NOT AVAILABLE FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Callithea Farm Special Park**

Authorization to Acquire in Five (5) Equal Installments, 92.74 acres, more or less, improved from Callithea Farm, L.L.C, located at 15000 River Road, Potomac, MD.

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Upper Rock Creek Area Master Plan Worksession #1**

Discussion of overall land use concept and land use strategies in the Residential Wedge.

Staff Recommendation: No public testimony at this time.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

