

Agenda for Montgomery County Planning Board Meeting  
**Thursday, March 20, 2003, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: January 16, 2003 Commissioners' Reports Directors' Reports Reconsideration Requests	
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**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. FY03 CIP Supplemental Request to add the Community Parks and Playground Grant; and FY04 Amendments to the Capital Budget. Revised Ballfield Initiatives Work Program Response to PHED
- C. Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508)(a)(7) (consult with counsel to obtain legal advice) (Subject: SoccerPlex)
- D. Proposed Closed Session: Land Acquisition (Middlebrook Industrial Park – Fitzgerald Property – Approval to proceed with land acquisition

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Reconsideration of FY04 Enterprise Fees**

*Discussion and Approval.*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Board of Appeals Petition No. CBA-2620-A (Special Exception Modification)**

Garden Gate Landscaping, Inc., applicant requests a modification to existing Landscape Contractor/Horticultural Nursery, 4.5 acres, RE-2C Zone, 801 Norwood Road, Silver Spring

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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3. **Economic Forces That Shape Montgomery County: 2003 Annual Update**

Staff's annual review of job growth, federal government activity, and the state of the development economy in Montgomery County

**Staff Recommendation:** Request Approval for Transmittal to County Council

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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4. **Annexation Resolution No. 2002-06, Town of Washington Grove: Railroad Park**

Located across Railroad Street near railroad tracks; 2,295 square feet in size;  
Reclassification from the County's I-1 (Light Industrial) Zone to the Town's CL  
(Commercial Zone)

**Staff Recommendation:** Approval to transmit comments to the Town of Washington Grove for the public hearing record.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

5. **Forest Conservation Plan**

Proposed Athletic Field, Little Flower Church School and Westland Middle School; R-60 Zone; near intersection of Massachusetts Avenue and Briley Place, Bethesda-Chevy Chase

**Staff Recommendation:** Disapproval of Forest Conservation Plan.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **(Deferred from June 13, 2002 Planning Board Hearing); Mandatory Referral No. 02202-MCPS-1**

Proposed Athletic Field, Little Flower Church School and Westland Middle School; R-60 Zone; near intersection of Massachusetts Avenue and Briley Place, Bethesda-Chevy Chase

**Staff Recommendation:** Disapproval of the Mandatory Referral and Transmit comments to MCPS.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

7. **Pre-Preliminary Plan Review No. 7-03028 – Horine Property**

RDT Zone; One (1) Lot (One (1) Single Family Detached Dwelling Unit); 16.3 Acres

Located on the West Side of Moore Road, Approximately 3,400 Feet West of Bucklodge Road

Community Water and Community Sewer

Policy Area: Rural

Applicant: William Schladt

Engineer: Loiederman Soltesz Associates

**Staff Recommendation:** No Objection to the Submission of a Minor Subdivision Application, Dependent Upon the Application Complying With All Applicable Provisions of Chapter 50, Subdivision Regulations

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

8. **Request To Revise The Previous Conditions Of Approval For Preliminary Plan Review No. 1-93039A – Seventh-Day Adventist Property**

R-60 Zone; One (1) Lot (Elderly Housing); 1.22 Acres

Located on the Southern Terminus of Barron Street, Approximately 450 Feet South of Forston Street

Community Sewer and Community Water

Policy Area: Silver Spring/Takoma Park

Applicant; Manor House at Sligo Creek

Engineer: Macris, Hendrick and Glascock

**Comments:** Prior Planning Board approval of this preliminary plan on march 3, 1995 limited development of the property to a group residential facility for housing up to sixteen (16) exceptional persons and an elderly day care facility under Board of Appeals Case No. S-2134. The applicant has recently received a modification to the Special Exception to allow for an increase in the number of residents that can be housed at the facility. The conditions below have been amended to reflect the change approved by the Board of Appeals under the Special Exception

**Staff Recommendation:** Approval to Revise the Previous Conditions Subject to:

- (1) Submit amended agreement with the Planning Board to limit use to a group residential facility of housing up to 25 exceptional persons and an elderly day care facility pursuant to Board of Appeals Case No. S-2134. Any further modification to this use may require further Planning Board review.
- (2) All prior applicable conditions under Planning Board approvals dated February 17, 1994 and March 30, 1995 remain in full force and effect

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Preliminary Plan Review No. 1-03043 – Aston Manor, Parcel A, Block A**

R-30 Zone; Nine (9) Lots (Nine (9) Single Family Attached Units); 1.09 Acres

Located on Aston Manor Drive, approximately 100 feet northwest of Colgate Way  
Community Water and Community Sewer

Policy Area: Fairland/ White Oak

Applicant: Ms. Albany M. Fernandes

Engineer: Landmark Engineering

**Staff Recommendation:** Approval, Pursuant to the DeMinimis Provisions of the FY 2003 Annual Growth Policy, and 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) Prior to MCPB release of building permits, applicant to submit a final landscape and lighting plan for technical staff review and approval
- (3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan
- (4) All road right-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition
- (5) Record plat to reflect a Category I easement over all areas of forest conservation
- (6) Record Plat to reflect all areas under Homeowners Association ownership and Stormwater Management areas
- (7) Compliance with the conditions of approval of the MCDPS stormwater management approval
- (8) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (9) 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
- (10) 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
- (11) Other necessary easements

**Preliminary Plan Review No. 1-03043 – Aston Manor, Parcel A, Block A (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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- 10. 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:**