

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, January 8, 2004, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: July 31, 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. Renaming Northwest Branch Trail
- C. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Legislation)*
- D. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Silver Spring Transit Center)*
- E. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (3) (consider acquisition of real property for a public purpose and matter directly related thereto)(Subject: Rock Creek Site)*
- F. *Proposed Closed Session pursuant to Maryland Government Code Annotated Section 10-508(a) (7) (consult with counsel to obtain legal advice) (Subject: Reservation of Land)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**1. Consent Item: Continuation of Reservation of Land for Public Use:**

Sue W. Layman, owner; 5.2827 acres, located at 6917 Garrett Road, Upper Rock Creek, for the Proposed Mid-county Highway Extension

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**2. Proposed Zoning Text Amendment**

to amend the Zoning Ordinance to eliminate the site plan agreement requirements of Sec 59-D-3.3

**Staff Recommendation:** Transmittal to County Council for introduction.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Zoning Text Amendment No. 03-26**

Introduced by Councilmembers Leventhal and Perez; amend the Zoning Ordinance to permit a self-storage facility by right in the CBD-1 zone under the optional method of development procedure within an area designated as an arts and entertainment district

**Staff Recommendation:** Denial.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**4. Zoning Text Amendment No. 03-27**

Introduced by Councilmember Denis; amend the Zoning Ordinance to revise the definitions for basement and cellar, to revise the method for calculating building height, and to add a definition for pre-development grade

**Staff Recommendation:** Deferral/Denial.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. Zoning Text Amendment No. 03-28**

Introduced by Councilmember Knapp; amend the Zoning Ordinance to exclude certain lots in the R-200 zone from the established building line requirement

**Staff Recommendation:** Approval with modifications.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Request To Revise The Previous Conditions Of Approval For Preliminary Plan No. 1-84246A –World Headquarters For Seventh-Day Adventist Church**

O-M zone; 29.37 acres; three-hundred thousand (300,000) square feet religious organization headquarters (existing facility) and three-hundred and fifty thousand (350,000) square feet proposed expansion

Community water and Community sewer

Located in the southeast quadrant of the intersection of East Randolph Road, Old Columbia Pike and Columbia Pike/US 29

Policy Area: Fairland – White Oak

Applicant: General Conference Corporation of Seventh-Day Adventists

Attorney: Linowes & Blocher

**Staff Recommendation:** Approval to amend the prior conditions, subject to the following:

- 1) Approval under this plan amendment is limited to an additional 350,000 square feet of religious headquarter office expansion and must abide by the conditions outlined in the Transportation Planning Division memo dated January 2, 2004. Any further expansion or modification to the facility previously approved may require further Planning Board review.
- 2) All prior conditions enumerated in the Planning Board Opinions dated May 22, 1986 and March 5, 1987 remain in full force and effect
- 3) The Adequate Public Facility (APF) review for the expansion of the facility under this preliminary plan amendment will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Preliminary Plan No. 1-04014 – American University Park**

R-60 zone; 0.24 acre (10454.4 square feet); two (2) lots requested (two (2) one family detached dwelling units)

Community water and community sewer

Located on the northeast side of Park Avenue, at the western terminus of Brookdale Road

Policy Area: Bethesda/Chevy Chase

Applicant: Douglas Construction Group, LLC

Engineer: Witmer Associates, LLC

**Staff Recommendation:** Approval, pursuant to section 50-29(b)(2) of the Montgomery County Subdivision Regulation Subject to Conditions:

\*\*\*\*\* See Discussion and Conditions of Approval in Staff Report \*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Preliminary Plan No. 1-04011 – Meadowsweet/ Farquhar Property**

RNC zone; 70.5 acres; thirty-two (32) lot requested (thirty-two (32) one-family detached dwelling units)

Community water and community sewer

Located in the northwest quadrant of the intersection of Olney-Sandy Spring (MD 108) and Brooke Road

Policy Area: Olney and Vicinity

Applicant: Pulte Homes

Engineer: Rodgers Consulting, Inc.

Attorney: Linowes & Blocher

**Staff Recommendation:** Approval, Subject to the following conditions:

- 1) Approval under this preliminary plan is limited to a maximum of 32 new single-family dwellings
- 2) Satisfy the PATR component of the APF test by entering into a TMA with MCPB and DPWT to sponsor and implement a trip reduction program for 12 years
- 3) Dedicate along site frontage and across parcel P444 to provide:
  - a. 40 feet of right-of-way from the centerline of Olney-Sandy Spring Road (MC 108),
  - b. 35 feet of right-of-way from the centerline of Brooke Road, and
  - c. 30 feet of right-of-way from the centerline of Marden Lane.
- 4) Provide a public access and maintenance easement across P444 for a Class I bikeway.
- 5) Provide a continuous eight-foot Class I bikeway along the north side of MD 108 (and across parcel P444) between Sherwood Elementary School/eastern property line and the western property line at parcel P587.
- 6) Provide a five-foot sidewalk along site frontage to the west side of Brooke Road and an eight-foot bikeway within the portion of the property to the east side of Brooke Road.
- 7) Provide a 15-foot public easement and a pedestrian connection to Sherwood Elementary School from Meadowsweet Drive (between Lots 11 and 12) through coordination with Montgomery County Public Schools (MCPS) and Sherwood Elementary School.
- 8) Provide a 15-foot public easement (between Lot 6 and 7) for a possible future connection to the Ligon Property located to the east of the subject property.
- 9) Provide a 15-foot public easement (between Lots 21 and 22) and access to the trail to the north of the property from Meadowsweet Court.
- 10) Per request waiver, provide adequate pedestrian circulation within the site along the internal residential streets by constructing sidewalks on at least one side of the internal streets.
- 11) Per request waiver, provide a modified, reduced radius (with a minimum outside radius of 40 feet) cul-de-sac on Meadowsweet Drive.
- 12) Coordinate with the Maryland State Highway Administration, DPWT (per letter dated November 21, 2003), Department of Permitting Services, and MCPS/Sherwood Elementary School, as needed, to facilitate construction of the above bikeways, sidewalks, sidewalk connections and cul-de-sac, and to provide necessary easements.

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**Preliminary Plan No. 1-04011 – Meadowsweet/ Farquhar Property (continued)**

- 13) Coordinate with the Parks Department to provide necessary trail connections and easements through the property.
- 14) Compliance with conditions of MCDPWT letter dated, November 21, 2003 and as amended December 31, 2003
- 15) Provide a 15’ wide Public Use Trail Easement from the development’s entrance off of Brooke Road to the southern boundary of the subject property at Route 108 near or adjacent to the Sherwood Elementary School property. Final alignment approximately as shown on Preliminary Plan Revised on October 13, 2003, except final adjustments as needed to avoid sensitive areas to be coordinated with Park and Planning and Resource Analysis staff prior to record plat.
- 16) Provide a 15’ wide Equestrian Trail Easement along the entire east boundary of the subject property adjacent to Brooke Road as shown on Preliminary Plan Revised on October 13, 2003.
- 17) Construct a 4’ wide natural surface trail within the Trail Easements.
- 18) Easements and trail to be adequately identified and signed to mark their location.
- 19) Public Use Trail Easements and trail access to be provided from Meadowsweet Court and at the end of Meadowsweet Drive to the HOA open space (Parcel D and E).
- 20) Record plat must be at same scale as approved preliminary plan or provide a certified film positive of the record plat at the preliminary plan scale
- 21) No clearing grading or recording of plats until approval of site plan signature set
- 22) Final number and location of units to be determined at site plan review
- 23) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 24) 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
- 25) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



9. **Site Plan Review No. 8-04004 (with Preliminary Plan 1-04011) – Meadowsweet/  
Farquhar Property**

RNC zone; 32 lots (32 single-family detached dwelling units); 70.5 acres; northwest quadrant, intersection of MD 108 (Olney-Sandy Spring Road) and Brooke Road; Olney & Vicinity –

APPLICANT: Toll Brothers, Inc.

ENGINEER: Gutschick, Little & Weber, PA

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Preliminary Plan No. 1-04001 Edwards Property**

RE-2 zone; 5.22 acres; one (1) lot requested and one (1) outlot requested (1 single-family detached dwelling unit)

Community Water and Sewer

Located on the west side of Piney Meetinghouse Road, approximately 1,600 feet north of Glen Road

Policy Area: Rural (Travilah and Vicinity)

Applicant: James Edwards  
Engineer: CAS Engineering

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

- 1) Compliance with the conditions of approval of the preliminary forest conservation plan. Applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- 2) All the property under this preliminary plan is to be recorded simultaneously and shown on one record plat
- 3) Compliance with the conditions of DPS (Health Department) approval
- 4) Dedication of Piney Meetinghouse Road as shown on the preliminary plan
- 5) This plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved plan must be recorded or a request for an extension must be filed

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**11. Record Plats**

**The following record plats are recommended for APPROVAL**, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

Plat No. 2-04142 through 2-04146	Goodwill Property R-60 zone, 24 lots, 9 parcels Community Water, Community Sewer Planning Area: Bethesda/Chevy Chase Elm Street Development, Applicant
2-04147	B.F. Leighton's Add. To Woodside R-60 zone, 2 lots Community Water, Community Sewer Planning Area: North Silver Spring Lyle R. Graser, Applicant
2-04148	Olney Manor, Lot 1 PD-9 zone, 1 lot Community Water, Community Sewer Planning Area: Olney J. Kirby Development, Applicant
2-04149	Verizon Clarksburg Communication Center RDT zone, 1 lot Community Water, Community Sewer Planning Area: Bennett Verizon Maryland, Inc., Applicant
2-04150	John Deere Acres, Lot 1 RDT zone, 1 lot Private Well, Private Septic Planning Area: Patuxent John Deere Landscapes, Inc., Applicant
2-04151	Polo Club Estates, Lots 12-16 RE-2, 4 lots Private Well, Private Septic Planning Area: Travilah Richard Grodsky, Applicant
Plat No. 2-04152 through 2-04163	Clarksburg Village R-200/TDR-3 zone, 277 lots, 29 parcels Community Water, Community Sewer Planning Area: Clarksburg Elm Street Development, Applicant

**Record Plats (continued)**

- 2-04164      Rock Spring Park  
MXPD zone, 1 parcel  
Community Water, Community Sewer  
Planning Area: North Bethesda  
Penrose Development Company, LLC., Applicant
- 2-04165      Friendship, Lots 6 & 7  
I-1 zone, 2 lots  
Community Water, Community Sewer  
Planning Area: Bethesda/Chevy Chase  
UTV of San Francisco, Applicant
- 2-04168      Burnt Mills Shopping Center  
C-4 zone, 1 lot  
Community Water, Community Sewer  
Planning Area: White Oak  
Leisner Family Limited Partnership, Applicant
- 2-04169      Greenway Village  
PD-4 zone, 1 parcel  
Community Water, Community Sewer  
Planning Area: Clarksburg  
The Artery Group, Applicant

**Staff Recommendation:**

Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to any applicable conditions of previous preliminary plans approvals and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

- 2-04141      Westfarm Technology Park  
East of Bournefield Way  
I-1 zone, parcel KKKK  
Community Water, Community Sewer  
Planning Area: Fairland  
Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc., Applicant
- 2-04166      Silver Spring Park  
701 Easley Street  
R-60 zone, 1 lot  
Community Water, Community Sewer  
Planning Area: Silver Spring East  
Carole Levin, Applicant

**Record Plats (continued)**

2-04167      Alta Vista Terrace  
In the West quadrant of Beech Avenue  
and Lindale Drive  
R-60 zone, 1 lot  
Community Water, Community Sewer  
Planning Area: Bethesda Chevy Chase  
Michael Murray, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**12. Site Plan Review No. 8-04016, Wildwood Manor Shopping Center**

C-1 zone, 11.6 acres; 122,462 gross square feet of retail/office including the proposed 609-square-foot addition; northeast quadrant of the intersection of Old Georgetown Road and Cheshire Drive; North Bethesda – Garrett Park, PA – 30

APPLICANT: Chris Weber

ENGINEER: Pat Harris

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**13. Site Plan Review No.8-04002, Oakridge Corporate Centre – Flex Park**

I-3, I-1, U.S. 29/Cherry Hill Road Employment Area Overlay zones; 35.3 acres; on the south side of Plum Orchard Drive, approximately 1,000 feet west of Cherry Hill Road; Fairland – Beltsville, PA-34

APPLICANT: Margaret A. McGirr

ENGINEER: VIKA, Inc.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**14. Annual Growth Policy**

Amendments to the county code to change the AGP review schedule and to eliminate requirements for a Ceiling Element

**Staff Recommendation:** Approve comments for transmittal to the County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**15. Olney Master Plan Worksession No. 2: Southeast Quadrant Land Use and Zoning**

**Staff Recommendation:** Discussion. (No public testimony will be taken at this time.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**16. Amendment to the Master Plan of Highways**

Interchange at Randolph Road and Veirs Mill Road, Aspen Hill

**Staff Recommendation:** Public Hearing.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**17. Montgomery County Planning Board Public Hearing, Worksession and Action on Addition to the Locational Atlas and Index of Historic Sites:**

Sarah Loughborough Brown House, 5004 River Road – Demolition Permit Pending

**Staff Recommendation:** Add to the Locational Atlas.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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