

Agenda for Montgomery County Planning Board Meeting
Thursday, December 2, 2004, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

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| Roll Call Approval of Minutes: May 27, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions | |
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GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Zoning Text Amendment No. 04-21

Introduced by Councilmember Knapp; amend the Zoning Ordinance to permit a landowner of property in the Country Inn zone to return the property to the previous Euclidean zoning classification through a remedial map amendment process

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Zoning Text Amendment No. 04-22

Introduced by Councilmember Perez; amend the Zoning Ordinance to allow an increase in building height in the Ripley/South Silver Spring Overlay zone, under certain circumstances

Staff Recommendation: Approval with modifications.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Zoning Text Amendment No. 04-23

Introduced by Councilmembers Perez and Silverman; amend the Zoning Ordinance to add "Educational institution, private" as a use permitted by right in the I-1 zone

Staff Recommendation: Denial

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Zoning Text Amendment No. 04-24

Introduced by Councilmember Perez; amend the Zoning Ordinance to allow reduced building setbacks in the Cherry Hill Employment Area Overlay Zone where the overlay zone adjoins residentially zoned land not recommended for residential use; and permit certain commercial uses by right

Staff Recommendation: Approval with modifications

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Board of Appeals No. CBA-470-A

Special Exception modification request by Kensington Nursery School to construct an all-purpose room addition to the existing school; R-60 zone; located at 3202 Decatur Avenue, Kensington

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan No. SRW 05002 Union Cemetery

RE-1 Zone; 13.6 acres; 816 square foot storage shed requested

Located on the south side of Spencerville Road (MD 198), opposite intersection with Kruhm Road

Applicant: Union Cemetery Association of Montgomery County, Inc.
Attorney: Poppleton, Garrett and Polott, P.C.

Planning Area: Fairland

Staff Recommendation: Denial

***** See Staff Report for Discussion and Conditions *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan. County Executive's Amendment Transmittal to the County Council - October 2004.**

Twenty-one proposed water and sewer map amendments

Staff Recommendation: Approval of Staff Recommendations and transmittal to County Executive and County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan No. 1-04097 Alpine Forest**

R-30 Zone; 2.21 acres; eighteen (18) lots requested; eighteen (18) single-family attached dwellings

Community water and community sewer

Located on the east and west sides of Dogwood Drive, approximately 200 feet north of Shady Knoll Drive

Applicant: Dogwood Apartments, LLC

Preliminary Plan No. 1-04097 Alpine Forest (continued)

Engineer: Oyster, Imus and Petzold, Inc.

Planning Area: Fairland

Staff Recommendation: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to eighteen (18) single family attached dwelling units.
- 2) Compliance with the conditions of approval of the Transportation Planning letter dated November 17, 2004.
- 3) 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.
- 4) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 5) Record Plat to reflect all areas under Homeowners Association ownership and stormwater management areas.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval dated September 8, 2004.
- 7) Compliance with conditions of MCDPWT letter dated, November 12, 2004 unless otherwise amended.
- 8) Final number and location of units to be determined at Site Plan.
- 9) Location of trails, sidewalks, and recreational facilities to be determined at Site Plan.
- 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.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan No. 1-05016 Nottingham Woods**

R-200 Zone; 3.97 acres; seven (7) lots requested; seven (7) single-family detached dwellings

Community water and community sewer

Located on the south side of Notley Road, approximately 220 feet west of New Hampshire Avenue (MD 650)

Applicant: Memon, LLC

Engineer: Maddox Engineering and Surveyors, Inc.

Planning Area: Cloverly

Staff Recommendation: Approval, subject to conditions.

******* See Staff Report of Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Preliminary Plan No. 1-05020 Fairland Golf Course**

PD-2 Zone; 313.94 acres; 346 single-family detached dwelling units, 34 single-family attached dwelling units, 16 single-family semi-attached dwelling units, including 50 MPDUs and an 18-hole golf course

Located approximately 100 feet north of Old Gunpowder Road, south of sandy Spring Road (MD 198), approximately 100 feet east of Greencastle Road and including a portion of Fairland Recreational Park and Gunpowder Golf Course in Fairland, in Fairland, on the Montgomery and Prince George County line

Community water and community sewer

Applicant: Artery Ryland Fairland, LLC
Engineer: Dewberry and Davis
Attorney: Linowes and Blocher

Planning Area: Fairland

Staff Recommendation: Approval, subject to conditions:

***** See discussion in Staff Report *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Site Plan Review No. 8-05006, Fairland Golf Community (Continued from Planning Board Meeting November 18, 2004)

PD-2 zone; 313.94 acres; 346 single-family detached units, 34 single-family attached units, 16 single-family semi-detached units, including 50 MPDUs and an 18-hole golf course with associated improvements; located approximately 100 feet north of Old Gunpowder Road, south of Sandy Spring Road (MD 198), approximately 100 feet east of Greencastle Road, and including a portion of Fairland Recreation Park and Gunpowder Golf Course in Fairland; Fairland Master Plan

APPLICANT: Artery Ryland Fairland, LLC

ENGINEER: Dewberry

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan No. 1-04055 Washington Christian Society

RE-2 Zone: 59.99 acres; one (1) lot requested; private institutional facility (school);

Community water and community sewer

Located on the south side of Batchellors Forest Road, approximately 1,300 feet east of Georgia Avenue (MD 97)

Applicant: Washington Christian Society, Inc.

Engineer: Rodgers Consulting, Inc.

Attorney: Lerch, Early & Brewer

Planning Area: Olney

Staff Recommendation: Approval, subject to conditions.

******* See Staff Report for Discussion and Conditions *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. Record Plats

Staff Recommendation: 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.

- 2-05091 Porter Property
East side of Riding Stable Road, approximately 1000 feet north of Aitcheson Lane
RE-1 Zone, 1 lot
Community water, private septic
Planning Area: Patuxent
Sunil Porter, Applicant
- 2-05092 Sunnyside
Northwest quadrant of Old Georgetown Road and Woodmont Avenue
CBD-R2 Zone, 1 lot
Community water, community sewer
Planning Area: Bethesda-Chevy Chase
Woodmont Corner, Inc., Applicant
- 2-05093 Hammond Subdivision
North side of Twin Valley Lane, approximately 200 feet east side of Twin Valley Court
R-200 Zone, 3 lots
Community water, community sewer
Planning Area: Aspen Hill
John Christopher Atkinson, Applicant
- 2-05095 McDonald Knolls
East side of Gilmoure Drive, across Justin Way
R-60 Zone, 4 lots
Community water, community sewer
Planning Area: Kemp Mill-Four Corners
Robert Conner, L.L.C., Applicant
- 2-05096 Griffith Estates
In the intersection of Laytonsville Road and Dorsey Road, across from Riggs Road
RE-1 Zone, 9 lots
Community water, private septic
Planning Area: Upper Rock Creek
Craftmark Homes, Applicant

Record Plats (continued)

Staff Recommendation: Pursuant to section 50-35A, the following minor subdivision plat is 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 Cod

2-05094 Golf Estates
Northeast of Olney Laytonsville Road and Golf Estates Drive
RDT Zone, 1 lot
Private well, private septic
Planning Area: Olney & Vicinity
Mark Hessels, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

14. Planning Board Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation

Damascus - Goshen Historic Resources.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: