

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, July 14, 2005, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: April 7, 2005, April 14, 2005 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
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**PLANNING BOARD MEETING** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

1. **Project Plan Review No. 9-05005, The Galaxy, CBD-1 Zone; 2.62 acres; 328 multi-family dwelling, including 41 MPDUs; at the intersection of 13<sup>th</sup> Street and Eastern Avenue; Silver Spring, CBD**

**Staff Recommendation:** Extension of Review Period

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**2. Strategy Session for Preparation of the Parks FY07-12 Capital Improvements Program**

**Staff Recommendation:** Discussion

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Zoning Text Amendment No. 05-09** Introduced by the District Council; amend the Zoning Ordinance to allow “wholesale trades limited to sales or rental of products intended for industrial or commercial users” as a permitted use in the I-3 zone under certain circumstances

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Preliminary Plan No. 1-05033 Aspen Hill Swim Club Property (Resubdivision)**

R-60 Zone; 4.82 acres; 6 lots requested; 6 one-family detached dwelling units

Community water and community sewer

Located in the southwest quadrant of the intersection of Connecticut Avenue and Independence Street

Applicant: 13210 Beaver Terrace LLC

Engineer: Gutschick, Little & Weber

Planning Area: Aspen Hill

**Staff recommendation:** Approval with conditions

**\*\*\*\*\* See Staff Memorandum for Discussion \*\*\*\*\***

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver*)

- A. Administrative Items
- B. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (3) (consider acquisition of real property for a public purpose) (Subject: ICC Mitigation)*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (3) (consider acquisition of real property for a public purpose)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**PLANNING BOARD MEETING** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

- 5. **Mid-County Highway (M-83) Alternate A and B Right-of-Way** – Authorization to acquire 5.91 acres, more or less, improved, from the Contract Purchasers of the Sue W. Layman property, located at 6917 Garrett Road, Derwood, Maryland, 20855

**Staff Recommendation:** Approval to acquire using Advance Land Acquisition Revolving Funds (ALARF)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **Mandatory Referral No. 05807-DPWT-1: Bethesda Bikeway and Pedestrian Facilities, CIP No. 500119**

**Staff Recommendation:** Approval with comments

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Site Plan Review No. 8-05032, Rock Creek Ridge, RNC Zone; 74.66 acres; 24 single-family dwelling units; on Needwood Road, approximately 600 feet west of Muncaster Mill Road; Upper Rock Creek**

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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8. **Staff Draft Growth Policy, Worksession 1:** Review of time limits for a finding of adequate public facilities (APF) and proposed revisions to procedures for conducting APF reviews of recorded lots

**Staff Recommendation:** Transmit recommendations to the County Council

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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9. **Public Hearing and Worksession on the Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation, Washington Grove Humpback Bridge**

**Staff Recommendation:** Designate on the Master Plan for Historic Preservation

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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10. **Final Water Quality Plan and Site Plan Review No. 8-05028, The Reserve at Fair Hill,**  
RNC Zone; 334.00 acres; 133 single-family dwelling units, including 20 MPDUs; on  
Wickham Road at Laytonsville Road (MD 108); Upper Rock Creek

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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11. **Preliminary Plan No. 1-05063 Moxley Estates (Resubdivision)**

RDT Zone; 25.5 acres; 1 lot and 1 outlot requested

Private well and private septic

Located on the east side of Clarksburg Rd., approximately 2000 feet northeast of the  
intersection with Moxley Rd.

Applicant: D. Oscar Fuster

Engineer: Benning and Associates

Attorney: James R. Clifford, Sr.

Planning Area: Damascus

**Staff recommendation:** Approval with conditions

**\*\*\*\*\* See Staff Memorandum for Discussion \*\*\*\*\***

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11. **Preliminary Plan No. 1-05063 Moxley Estates (Resubdivision (continued))**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



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**12. Record Plats**

**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.

2-06001      West Chevy Chase Heights  
South side of West Virginia Avenue, approximately 100 feet west of  
Kentucky Avenue  
R-60 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Bethesda- Chevy Chase  
Matthew Holahan, Applicant

2-06002      Rosedale Park  
East of Tilbury Street, approximately 200 feet south of Chestnut Street  
RT-12.5 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Bethesda-Chevy Chase  
North Bethesda/WHM L.L.L.P, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**