

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, January 13, 2005, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

---

Roll Call Approval of Minutes: June 17, 2004 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
---	--

---

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

- A. Administrative Items
- B. *Closed Session pursuant to Maryland Government Code Annotated Section 10-508 (a) (7) (consult with counsel to obtain legal advice) (Subject: Off- Site Amenities)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

**1. Planning Board Rules of Procedures**

**Staff Recommendation:** Approval of clarifying amendments

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

---

**2. AB 663: Abandonment of a portion of unimproved Ronald Drive, Potomac**

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

- 3. **Board of Appeals No. S-05-1: Special Exception request by Jane Ndungu and Agnes Ndungu**, applicants, to operate a child day care center up to 30 children; R-200 zone; located at 13300 Sherwood Forest Drive, Silver Spring

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

- 
- 4. **Zoning Text Amendment No. 04-26** Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to establish a new Mixed-Use Town Center Zone

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**5. ICC – Briefing #5 – Draft EIS/Draft Section 4(f) Findings**

No public testimony will be taken at this time.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**6. Preliminary Plan No. 1-04060 Leaman Farm**

R-200 Zone; 29.3 acres; 69 lots requested; 42 one-family detached dwelling units, (1 existing); 27 one-family attached dwelling units including 10 MPDUs

Community water and community sewer

Located on the northwest corner of Leaman Farm Road and Schaeffer Road

Applicant: Elm Street Development  
Engineer: Gutschick, Little and Weber

Planning Area: Germantown

**Staff recommendation:** Approval, subject to conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Preliminary Plan No. 1-01037E Frazier (Extension of Validity Period)**

R-10 Zone; 31,364 square feet (0.72 acre); 10 lots requested; 10 One (1) one-family detached dwelling units previously approved

Community water and community sewer

Located in the southwest quadrant of the intersection of Juniper Street and Blair Road

Applicant: Capital City Mortgage Corp.

Engineer: Benning and Associates

Planning Area: Silver Spring

**Staff recommendation:** Grant 12 month extension

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. 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.

2-05115      Greenway Village  
East side of Sycamore Farm Drive, southwest of Skylark Road and Newcut Road  
PD-4 Zone, 3 Parcels  
Community Water, Community Sewer  
Planning Area: Clarksburg & Vicinity  
The Artery Group, Applicant

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 Code.

2-05114      Silver Spring  
Northwest quadrant of Dale Drive and Wayne Ave  
R-60, 2 Lots  
Community Water, Community Sewer  
Planning Area: Silver Spring  
Miguel Ruiz, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Damascus Master Plan – Worksession II: Transportation and Connectivity, Parks and Trails, Legacy Open Space, and Environment**

Discussion.

No public testimony will be taken at this time

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**