

Agenda for Montgomery County Planning Board Meeting
Thursday, February 17, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: July 22, 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
- B. Request Planning Board approval of an FY06 amendment to the Capital Improvements Program, Resurfacing Park Roads and Bridges PDF 868700 - *Approve*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Planning Board Rules of Procedures)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **City of Gaithersburg Annexation Petition X-181 – Crown Farm Point** located northwest and southwest quadrant of the intersection of Sam Eig Highway and Diamondback Drive; approximately 16.2 acres; reclassification from the county’s R-200/TDR to the city’s RP-T Zone; Shady Grove Study Area Master Plan

Staff Recommendation: Approval to transmit comments to the City of Gaithersburg Mayor and City Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Preliminary Plan No. 1-05040 - Hull Property

R-90 Zone; 3.17 acres; six (6) lots and one (1) parcel requested; six (6) single-family detached dwelling units

Community water and community sewer

Located in the eastern quadrant of the intersection of East Randolph Road and Fairland Road

Applicant: Design Tech
Engineer: Greenhorne & O'Mara, Inc.

Planning Area: White Oak

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Preliminary Plan No. 1-87040A - Mother of God (Amendment)**

R-200 Zone; 8.80 acres; one (1) lot existing; one (1) private religious educational institution with before- and after-school childcare

Community water and community sewer

Located in the southeast quadrant of the intersection of Goshen Road and Warfield Road

Applicant: Mother of God School

Engineer: Macris, Hendricks & Glascock, P.A.

Attorney: DuFour & Orens, Chartered

Planning Area: Gaithersburg and Vicinity

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Preliminary Plan No. 1-05005 - Macon Construction

R-60 Zone; 1.48 acres; three (3) lots and one (1) outlot requested; three (3) single-family detached dwelling units, including one (1) existing historic structure

Community water and community sewer

Located on the east side of Metropolitan Avenue, immediately north of Capitol View Avenue (MD 192)

Applicant: Macon Construction, Inc.

Engineer: APEX Engineering

Planning Area: Kensington/Wheaton – Capitol View Sector Plan

Staff recommendation: Approval, subject to conditions:

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan No. 1-04080 - Damascus Hills**

RE-2C and RC Zones; 146.36 acres; 31 lots requested; 31 single-family detached dwelling units

Public water and private septic

Located on the south side of Damascus Road (MD 108), approximately 2,000 feet east of Howard Chapel Drive

Applicant: Roy Stanley

Engineer: Benning and Associates

Attorney: Jim Clifford

Planning Area: Damascus

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan No. 1-05024 - Tong Property

RE-2/TDR(2) and RE-2/TDR (4) Zones; 9.1318 acres; 13 lots requesting; 13 single-family detached dwelling units, including 1 existing

Community water and community sewer

Located on the north side of Spartan Road, approximately 175 feet west of Snowberry Way

Applicant: Magruder/Reed @ Christie Estates, LLC

Engineer: Dewberry and Davis

Attorney: Linowes and Blocher, LLP

Planning Area: Olney and Vicinity

Staff recommendation: Approval, subject to conditions

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Site Plan Review No. 8-05017 - Tong Subdivision, Lots 1-13, Parcels A-C

RE-2 /TDR(2) and RE-2/TDR(4) zones; 9.13 acres; 13 single-family dwelling units including 1 existing dwelling unit; on Spartan Road, approximately 175 feet north of Snowberry Way; Olney

APPLICANT: Magruder/Reed @ Christie Estates, LLC
ENGINEER: Dewberry & Davis, LLC

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Pre-Preliminary Plan No. 7-05011 - Offut Estates (Resubdivision) – DISCUSSION ONLY**

R-90 Zone; 0.50 acres; two (2) lots requested; two (2) single-family detached dwelling units, one (1) existing to be removed

Community water and community sewer

Located on the north side of Hillery Way, approximately 400 feet west of Rockville Pike (MD 355)

Applicant: Miry Livnat
Engineer: Fowler Assoc., Inc.

Planning Area: North Bethesda/Garrett Park

Staff recommendation: Support the defined neighborhood as illustrated by staff to include the adjacent outlot.

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. 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.

- 2-05132 B.F. Gilberts Addition to Takoma Park
North side of the Potomac Avenue, approximately 150 feet west of Piney
Branch Road
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Silver Spring
Christian Baptist Church, Applicant
- 2-05133 Chevy Chase, Section 8
West side of Leland Street, approximately 100 feet north of Oakridge Avenue
R-60 Zone, 2 Lots
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
PKK Builders, Inc., Applicant
- 2-05134 Concord
North side of Accord Drive, approximately 300 feet southeast of Hall Road
R-200 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Potomac
Thomas M. Driscoll, Applicant
- 2-05135 Hammond Subdivision
East side of Radwick Lane, approximately 400 feet south of Norbeck Road
R-200 Zone, 3 Lots
Community Water, Community Sewer
Planning Area: Aspen Hill
K-2 Development, Applicant
- 2-05136 White's Farm
East side of Wildcat Road, approximately 1200 feet south of Blue Banner
Drive
RDT Zone, 2 Lots, 1 Outlot, and 2 Parcels
Private Well & Private Septic
Planning Area: Goshen
Kay H. White, Applicant

Recond Plats (continued)

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.

2-05130 West Chevy Chase
South side of De Russey Parkway, approximately 350 feet east of Morgan Drive
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Bethesda-Chevy Chase
Norman James Graham-Yooll, Applicant

2-05131 W.H. Wheatley Subdivision
Southeast corner of Plyers Mill Road and Wheatley Street
R-60 Zone, 1 Lot
Community Water, Community Sewer
Planning Area: Kensington –Wheaton
Witmer Associates, L.L.C., Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **Damascus Master Plan – Worksession III: Land Use Town Center and Transition Areas**

Staff Recommendation: Discussion.

*******No public testimony will be taken at this time*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **M-NCPPC FY06 Proposed Operating Budget for Montgomery County -- A presentation by Chairman Derick P. Berlage on behalf of the Montgomery County Planning Board, followed by questions from the public and a discussion of the next steps in the budget process."**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: