



MEMORANDUM



**DATE:** June 17, 2005

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner (301) 495-1321 *DK*  
Development Review

**REVIEW TYPE:** Pre-Preliminary Plan Review

**APPLYING FOR:** Request to Proceed Under Minor Subdivision Process

**PROJECT NAME:** Great Meadows

**CASE #:** 7-05052

**REVIEW BASIS:** Chapter 50-35A (a)(8), Montgomery County Subdivision Regulations

**ZONE:** RDT

**LOCATION:** Located on the north side of Annapolis Rock Road, approximately 150 feet east of the intersection with Annapolis Rock Lane

**MASTER PLAN:** Damascus

**APPLICANT:** William E. Hilton

**FILING DATE:** February 28, 2005

**HEARING DATE:** June 23, 2005

**STAFF RECOMMENDATION:** No objection to the submission of a Minor Subdivision Record Plat, pursuant to Chapter 50-35A (8) of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Compliance with the conditions of approval for the tree save plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 2) Written approval for a proposed septic area must be received from the Montgomery County Department of Permitting Services, Well and Septic Section, prior to recordation of plat(s).
- 3) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s).
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval prior to record plat.
- 6) Compliance with conditions of the Historic Preservation approval letter dated June 17, 2005.
- 7) Include in submission of record plat, an affidavit to verify the availability of a TDR for the proposed lot. Include a note referencing affidavit on record plat.
- 8) Other necessary easements.

**SITE DESCRIPTION:**

The subject property, identified as Parcel 400 (Subject Property), is located on the north side of Annapolis Rock Road, approximately 150 feet east of the intersection with Annapolis Rock Lane (Attachment A). The Subject Property contains 80.82 acres and is zoned RDT. The property currently contains a historic house and outbuildings to remain.

**PROJECT DESCRIPTION:**

This is a pre-preliminary plan application request for the submission of a Minor Subdivision Record Plat. Pursuant to Section 50-35A(a)(8) of the Subdivision Regulations, certain properties located in the Rural Density Transfer Zone (RDT) are permitted to create up to five (5) lots that average five (5) acres in size under the minor subdivision procedures. If the lots exceed five (5) acres in size, a pre-preliminary plan must be approved by the Planning Board. This is an application to request that the Subject Property be allowed to plat under the Minor Subdivision provisions as one (1) lot for the construction of one (1) new single-family detached dwelling and one (1) outlot (Attachment B). With future approval of septic, the outlot will become eligible for conversion to a lot under the minor subdivision provisions. The proposed lots will have access directly from Annapolis Rock Lane.

Historic Preservation

The property currently contains the Perry Etchison House, which is identified as a historic resource in the Damascus Master Plan (Attachment C). The existing structure and outbuildings will be restored over time, with work to begin within five (5) years. The proposed dwelling is to be used as a tenant house.

**ANALYSIS**

Staff's review of Pre-Preliminary Plan #7-05052, Great Meadows, indicates that the plan conforms to the recommendations of the Damascus Master Plan. The master plan recommends that this area maintain the lower residential densities to promote agriculture and protect environmental features. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that facilities will be adequate to support and service the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

**CONCLUSION:**

Staff finds that Pre-Preliminary Plan #7-05052, Great Meadows, conforms to the Damascus Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff has no objection to the submission of a minor subdivision record plat, subject to the above conditions.

**ATTACHMENTS:**

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Historic Preservation Memorandum