

Agenda for Montgomery County Planning Board Meeting  
**Thursday, September 15, 2005, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call  
Approval of Minutes: Thursday, June 30, 2005  
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. CIP Budget Transfer: \$105,000 (Park and Planning Bonds) from Jesup Blair Local Park Renovation project to Winding Creek Local park Renovation - *Approval*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1) (Subject: Personnel Matters)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Project Plan Review No. 9-94004A, Clarksburg Town Center**

RMX-2/RDT Zones; 267.5 acres; 150,00 gross square feet retail, 100,00 gross square feet office and 1300 dwelling units; northwest quadrant of the intersection of Stringtown Road and Snowden Farm Road; Clarksburg

**Staff Recommendation:** Extension of review period

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Intercounty Connector Study, Planning Board Worksession No. 8: Park Land Mitigation**

**Staff Recommendation:** Approve Mitigation Package

**(Continued from July 28, 2005 Planning Board Meeting.)** (No public testimony will be taken at this time, although persons from the audience may be asked to respond to questions.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Mandatory Referral No. 05506-DPWT-1: Disposition of Former Robert E. Peary High School to the Melvin J. Berman Hebrew Academy**

13300 Arctic Avenue, R-90 Zone, Aspen Hill Master Plan

**Staff Recommendation:** Disapproval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Worksession No. 1 on the Proposed FY07-12 Capital Improvement Program**

**Staff Recommendation:** Approval of Recommended Projects

(No public testimony will be taken at this time, although persons from the audience may be asked to respond to questions.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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5. **2005 Land Preservation, Park and Recreation Plan (LPPR) Public Hearing Draft**

**Staff Recommendation:** Approval to hold public Hearing October 27, 2005

(No public testimony will be taken at this time, although persons from the audience may be asked to respond to questions.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **Zoning Text Amendment No. 05-10**

Introduced by Councilmembers Praisner and Knapp; amend the Zoning Ordinance to define amateur radio facility and to allow an amateur radio facility as a permitted use in certain zones; to define radio and television broadcasting station and tower; and to generally amend the telecommunication facility zoning regulations

**Staff Recommendation:** Approval with modifications

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Preliminary Plan No. 120050930 (Formerly 1-05093) Clubbs Farm**

RC Zone; 19 acres; 3 lots requested; 3 one-family detached dwelling units

Private well and private septic

Located at the northwest quadrant of the intersection of Darnestown Road (MD 28) and Darnestown-Germantown Road (MD 118)

Applicant: William Magruder

Engineer: Dewberry and Davis

Attorney: Linowes and Blocher

Planning Area: Potomac

**Staff recommendation:** Approval with conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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8. **Preliminary Plan No. 120000650 (Formerly 1-00065) Panagos Tract Extension**

R-200/RE-1 Zone; 11.89 acres; 13 lots previously approved; 13 one-family detached dwelling units, 1 existing; Request to extend the validity period of the previously approved preliminary plan

Community water and community sewer

Located on the south side of Bells Mill Road east of the intersection of Willowbrook Road right-of-way

Applicant: John and Mary Panagos

Engineer: Bells Mills, LLC

Attorney: Dufour, Koloss, Chartered

Planning Area: Potomac

**Staff recommendation:** Grant extension

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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9. **Preliminary Plan No. 120050900 (Formerly 1-05090) Ruppert Nurseries/ Falls Creek Farm East**

RDT Zone; 16.61 acres 162.21 acres to remain in agricultural use; 7,510 square feet of commercial nursery use

Private well and private septic

On the east side of Laytonsville Road (MD 108), 1800 feet south of Hawkins Creamery Road

Applicant: Falls Creek Farm East, L.L.C.

Engineer: Benning and Associates

Attorney: Linowes and Blocher

Planning Area: Olney

**Staff recommendation:** Approval with conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**10. Record Plats**

## Staff Recommendation:

Pursuant to section 50-35A, the following minor subdivision plats are recommended for conditional 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 as will be determined during detailed agency review of the record plats prior to signature.

- 2-06020      Rollingwood  
South side of Woodbine Street, approximately 500 feet west of Brookville Road  
R-60 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Bethesda-Chevy Chase  
Charles Cashel & Patricia Earl, Applicant
- 2-06035      Concord  
North side of Accord Drive, approximately 300 feet south east of Hall Road  
R-200 Zone, 2 Lot  
Community Water, Community Sewer  
Planning Area: Potomac  
Thomas M. Driscoll, Applicant
- 2-06039      Bradley Hills  
East side of Barrett Lane, approximately 200 feet north of Bradley Blvd  
R-90 Zone, 2 Lot  
Community Water, Community Sewer  
Planning Area: Bethesda-Chevy Chase  
Mark Rothman, Applicant
- 2-06043      West Chevy Chase Heights  
South side of Highland Avenue, approximately 200 feet west of Tilbury Street  
R-60 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Bethesda-Chevy Chase  
William A. Weaver, Applicant
- 2-06046      High Point  
Northeast quadrant of Walhonding Road and Sangamore Road and south side of Massachusetts Avenue  
R-60 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Bethesda-Chevy Chase  
Jeff Hearle, Applicant



**10. Record Plats (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**11. Improving Mature Commercial Centers; Creating a Sense of Place in Montgomery County**

Presentation and Report by the Technical Assistance Panel of the Urban Land Institute, Washington, D.C.

**Staff Recommendation:** Discussion

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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