

Agenda for Montgomery County Planning Board Meeting
Thursday, December 1, 2005, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 10, 2005, October 20, 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. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(7)(consult with counsel to obtain legal advice) (Subject: Clarksburg Town Center)*
- C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a)(7) (consider acquisition of real property for a public purpose)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Circle Manor/Carroll Place Historic Site

Authorization to acquire 4.45 acres, more or less, improved, from Bristol Kensington, LLC, located at 10231 Carroll Place, Kensington, Maryland, as a Legacy Open Space Heritage Resource, maintaining an option to reuse a portion of the property for public uses including but not limited to open space, historic preservation, housing, senior citizen services, etc.

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Site Plan Review No. 8-06004, Plaza del Mercado

C-1 Zone; 9.76 acres; 130,236 gross square feet commercial; on 2211 Bel Pre Road approximately 400 feet west of Layhill Road; Aspen Hill

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Bill 28-05 Building Permits – Adequate Public Facilities**

Introduced by Council President at the request of the Planning Board to clarify procedures for conducting adequate public facilities tests for recorded lots

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Subdivision Regulation Amendment No. 05-03**

Introduced by Council President at the request of the Planning Board; amend the Subdivision Regulations to clarify the validity period of a finding of adequate public facilities by the Planning Board and the process and standards to extend a finding of adequacy; repeal certain temporary provisions regarding findings of adequate public facilities; and update obsolete language and make corrective and stylistic changes

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Pre-Preliminary Plan Review No. 72006004 (Formerly 7-06004) Hallman Grove**

R-200 and R200/TDR-3 Zones; 12.65 acres; 30 lots requested; (16 one-family detached dwelling units and 14 townhouses, including 4 MPDUs)

Community water and community sewer

Located on Fellowship Lane, approximately 1,600 feet west of Quince Orchard Road

Applicant: Hallman Grove LLC

Engineer: Site Solutions, Inc.

Planning Area: Potomac

Staff recommendation: No objection to submittal of a preliminary plan

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Record Plats**

No Plats taken at this time

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Clarksburg Town Center Violations Hearing Continuation**

Questioning of staff by Clarksburg Town Center Advisory Committee and Developers/Builders and deliberation on which documents control for the purposes of subsequently determining violations

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Continuation of Clarksburg Violation Hearings**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: