

Agenda for Montgomery County Planning Board Meeting
Thursday, December 15, 2005, 10:00 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: October 27, 2005, November 3, 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. **Zoning Text Amendments 05-17, 05-18, 05-19, 05-20 and Subdivision Regulation Amendment 05-04** Proposing amendments to site plan procedures and enforcement including; permitting the appointment of a Hearing Examiner, requiring conformance between project plans, preliminary plans, site plans and record plats, establishing site plans as controlling documents, requiring Planning Board approval of site plans as changed by the conditions of approval, giving the Department of Permitting Services site plan enforcement authority and requiring residential occupancy permits - (*Introductory discussion only. Staff recommendations will be available for the January 5, 2006 Planning Board Agenda*)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **Forest Conservation Plan No. 04802-DPWT-1**

Burtonsville Access Road from Burtonsville Elementary School Access Road to Spencerville Road (MD 198)

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Threshold Hearing: Failure to Comply (building height and recreation facility) with respect to Site Plan No. 820030410 Maple Ridge Townhomes**

located on Lockwood Drive, approximately 250 feet north of Northwest Drive; White Oak

Staff Recommendation: Finding of Violation

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Mandatory Referral No. 05304-MCPS-1**

Monopole at Captain James E. Daly Elementary School 20301 Brandermill Drive,
Germantown; R-90 Zone, Germantown Master Plan

Staff Recommendation: Approval to transmit comments to Montgomery County Public
Schools.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Mandatory Referral No. 05507-MCPS-1: Weller Road Elementary School Addition**

3301 Weller Road, Wheaton; R-60 Zone; Kensington-Wheaton Master Plan

Staff Recommendation: Approval to transmit comments to Montgomery County Public
Schools

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. 2005 Land Preservation, Parks, and Recreation Plan (LPPRP)

Approval to transmit final Plan to Departments of State Planning and Natural Resources

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Local Map Amendment No. G-820

Normandy Farms Joint Venture, applicant, requests reclassification from RE-2/TDR Zone to the Country Inn Zone for a commercial structure; located at 10710 Falls Road, Rockville

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Site Plan Review No. 81996011D (Formerly 8-96011D) – Kings Crossing**

PD-2 Zone; 102 multi-family moderately priced dwelling units (MPDUs) on 5.20 acres; on Kings Crossing Boulevard, approximately 200 feet east of Cornflower Road; Germantown

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 120060250 (Formerly 1-06025) Ponds Property**

RC Zone; 23.57 acres; 3 lots and 1 outlot; 3 one-family detached dwelling units

Private well and private septic

Located on the south side of Denit Estates Drive, approximately 2,877 feet southwest of the intersection with New Hampshire Avenue (MD 650);

Applicant: Hailey Development L.C.

Engineer: Gutschick, Little and Weber, P.A.

Planning Area: Olney

Staff recommendation: Approval with conditions

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

8. **Preliminary Plan Review No. 120060250 (Formerly 1-06025) Ponds Property**
(Continued)

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.

220060380 Ednor Woods
North side of Ednor Road, approximately 300 feet east of Woodale Drive
RE-2 Zone, 2 Lots
Community Water, Community Sewer
Master Plan Area: Cloverly
David Weiss, Applicant

220060530 Post Property
Northwest side of Berryville Road, approximately 300 feet southwest
intersection of Poplar Hill Road and Berryville Road
RC Zone, 2 Lots
Private Well, Private Septic
Master Plan Area: Potomac
Thomas E. Post, Applicant

9. **Record Plats (Continued)**

220060570 Forest Glen Park
to On Linden Lane, approximately 200 feet south of Capital Beltway (I-495)
220060670 PD-15 Zone, 105 Lots, 24 Parcels and 1 Outlot
Community Water, Community Sewer
Master Plan Area: North Silver Spring
Forest Glen Venture, LLC, Applicant

220060710 Boyds Farm Estates
South side of Barnesville Road (Route 117), approximately 2000 feet west of
Clarksburg Road
RE-1 Zone, 1 Lot
Private Well, Private Septic
Master Plan Area: Boyds
Wolf's Cow, LLC, Applicant

220060870 The John Hopkins University Belward Research Campus
In the northeast quadrant of Muddy Branch Road and Darnestown Road
R&D Zone, 1 Lot
Community Water, Community Sewer
Master Plan Area: Gaithersburg and Vicinity
Johns Hopkins University, Applicant

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. **AB 679**

Abandonment of a portion of Mouth-of-Monocacy Road in Barnesville from approximately 200 hundred yards south of the intersection with Mount Ephraim Road easterly to Barnesville Road

Staff Recommendation: Approval. **Continued from Planning Board Meeting December 8, 2005.**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Public Hearing and Worksession on a Strategic Plan for Cultural Resources on M-NCPPC Parkland**

Staff Recommendation: Approval

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Interim Site Plan Minor Amendment Process and Criteria

Staff Recommendation: Discussion and approval of interim process

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: