

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, February 16, 2006, 2:30 P.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: January 12, 2006 Commissioners' Reports Directors' Reports Reconsideration Requests Adoption of Opinions	
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**GENERAL MEETING** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

1. **DPWT Facility Planning Study Phase I Recommendations - Longdraft Road**

**Staff Recommendation:** Transmit comments to Montgomery County Department of Public Works and Transportation (DPWT)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **DPWT Facility Planning Study Phase I Recommendations – Redland Road Sidewalk**

**Staff Recommendation:** Transmit comments to Montgomery County Department of Public Works and Transportation (DPWT)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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3. **Preliminary Plan Review No. 120060210 (Formerly 1-06021) Domingo Property (Resubdivision)**

R-60 zone; 0.66 acres; 3 lots requested; 3 one-family detached dwelling units requested

Community water and community sewer

Located in the southeast quadrant of the intersection of Grosvenor Lane and Broad Street

Applicant: Domingo Campuzano

Engineer: Design Engineering, Inc.

Attorney: N/A

Planning Area: North Bethesda Garrett Park

**Staff Recommendation: Approval with conditions**

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

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**3. Preliminary Plan Review No. 120060210 (Formerly 1-06021) Domingo Property (Resubdivision)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Preliminary Plan and Preliminary/Final Water Quality Plan Review No. 120050310 (Formerly 1-05031) Piney Glen Farms (Resubdivision)**

RE-2 zone; 12.4 acres; 5 lots; 5 one-family detached dwelling units requested

Community water, community sewer and private septic

Located on the east side of Piney Meetinghouse Road opposite the intersection with Albermyrtle Road.

Applicant: Potomac Heritage Homes  
Engineer: Site Solution, Inc.  
Attorney: DuFour & Orens, Chartered

Planning Area: Potomac

**Staff Recommendation: Approval with conditions**

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

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**4. Preliminary Plan and Preliminary/Final Water Quality Plan Review No. 120050310  
(Formerly 1-05031) Piney Glen Farms (Resubdivision)(continued)****BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:**

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**5. 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.

- 220061080 R.B. Detrick's Subdivision of Kensington  
Located in the southeast quadrant of Howard Avenue and Connecticut Avenue  
C-2 Zone, 1 Lot  
Community Water, Community Sewer  
Master Plan Area: Kensington-Wheaton  
Safeway Inc., Applicant
- 220060370 Jordan and Smith's Addition to Silver Spring  
In the southeast quadrant of the intersection of Cedar Street and Pershing Drive  
CBD-0.5 Zone, 1 Lot  
Community Water, Community Sewer  
Planning Area: Silver Spring CBD  
Broad Street at Pershing Court LLC, Applicant
- 220060850 Seneca Highlands  
Located on the east side of Eden Rock court, approximately 200 feet northeast of Darnestown Road  
R-200 Zone, 3 Parcels  
Community Water, Private Septic  
Planning Area: Darnestown  
Bondurant Associates, Applicant

**5. Record Plats (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **Preliminary Plan Review No. 120040640 (Formerly 1-04064) Ganassa Property**

RDT zone; 81.72 acres; 8 lots, including 5 child lots pursuant to Section 59-C-9.74(b)(4); 8 one-family detached dwellings requested

Private well, private septic

Located on the west side of Halterman Road approximately 2,000 feet north of New Hampshire Avenue (MD 650) a.k.a. Damascus Road

Applicant: Antonia and Vera Ganassa

Engineer: Tri-County Surveys

Attorney: Miller, Miller and Canby

Planning Area: Agricultural and Rural Open Space (AROS)

**Staff Recommendation: Approval with conditions**

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**7. Zoning Text Amendment No. 06-01**

Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to amend the Rural Village Center Overlay Zone; and generally amend the Rural Village Center Overlay Zone

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Zoning Text Amendment No. 06-02**

Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to amend the Mixed-Use Town Center Zone; and generally amend the Mixed-Use Town Center Zone

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**9. Zoning Text Amendment No. 06-03**

Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to establish a new Rural Neighborhood Cluster/TDR Zone; and generally amend the Rural Density Transfer Zone

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**