

Revised 2/17/06 @ 4:00 PM

Agenda for Montgomery County Planning Board Meeting
Thursday, February 23, 2006, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 19, 2006 Commissioners' Reports Director's Report: Update on Semi-Annual Report Adoption of Opinions	
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GENERAL MEETING (Meadowbrook Recreation Center, 7901 Meadowbrook Lane, Chevy Chase)

- A. Discussion - Agency-wide priorities
- B. Administrative Items

GENERAL MEETING (Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring)

- A. **Subject: Approval of Closed Session Minutes** - Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(13), to comply with specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter
 - B. **Subject: Clarksburg Town Center** - Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(7), to consult with counsel to obtain legal advice
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PLANNING BOARD MEETING (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)

1. Update: Clarksburg Town Center Mediation Process

The parties to the Clarksburg Town Center Mediation have requested a 45 day continuance of the Planning's Board's proceedings concerning alleged site plan violations in order to have time to conclude the mediation. The Board has requested that the parties provide an update on the status of the mediation in order to better understand why the continuance is merited. Representatives of the Clarksburg Town Center Advisory Committee (CTCAC) and the developer (Newlands) will both speak

No public testimony will be taken at this time

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Amendment to Final Forest Conservation Plan 8-94027

R-200 zone; removal of an existing 0.24 acre foot Forest Conservation Easement that spans property lines shared by lot 31 and outlot "B"; mitigated by preserving 0.48 acres off-site; intersection of Darnestown Road and Eden Rock Court; Darnestown

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Synthetic turf candidate field site selection process and criteria, public outreach strategy**

Staff Recommendation: Approval of site selection criteria and public outreach

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. **Worksession on Legislation** to modify county development approval and implementation process. To get a copy of County Council's report go to www.montgomerycountymd.gov.

No public testimony will be taken at this time

Discussion completed on 2/16/06

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Project Plan Review No. 9-06002, 8021 Georgia Avenue**

CBD-1 zone; 1.88 acres; 210 multi-family dwelling units, including 27 Moderately Priced Dwelling Units (MPDUs); northeast quadrant of the intersection of Georgia Avenue (MD 97) and Burlington Avenue; Silver Spring CBD

Staff Recommendation: Extension of review period

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. **Preliminary Plan No. 120060520 7-Eleven Derwood**

I-1 zone; 0.91 acres; 1 lot with 3,132 square feet of retail use requested

Community water, community sewer

Located in the northwest quadrant of the intersection of Derwood Circle and Cecil Street

Applicant: Germantown Walter Johnson Property, L.L.C.

Engineer: Huron Consulting

Planning Area: Upper Rock Creek

Staff Recommendation: Approval with conditions

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

6. **Preliminary Plan No. 120060520 7-Eleven Derwood (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **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.

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|---------------------------|--|
| 220060720 to
220060760 | Rock Creek Ridge
Located on Needwood Road, approximately 1,300 feet southwest of Muncaster Mill Road;
RNC Zone, 24 Lots, 9 Parcels
Community Water, Community Sewer
Master Plan Area: Upper Rock Creek
Winchester Homes, Inc., Applicant |
| 22006110 | H.M. Martins Third Add. To Chevy Chase
Located on located on Raymond Street, approximately 300 feet northeast of Brookville Road
R-60 Zone, 1 Lot
Community Water, Community Sewer
Master Plan Area: Bethesda-Chevy Chase
Todd D. Rosentover, Applicant |

7 **Record Plats (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Zoning Text Amendment No. 06-04**

Postponed

Introduced by Councilmember Praisner; amend the Zoning Ordinance to clarify the circumstances for subdivision of a one-family residential lot in the rural open space area of the Rural Neighborhood Cluster (RNC) zone and to require all publicly held or privately held land in the rural open space area of the RNC zone to be preserved in perpetuity by easement or covenant; and generally amend the RNC zone

Staff Recommendation: Denial

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. **Briefing on Status of Maryland Soccerplex**, located at South Germantown Recreational Park.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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9. **Threshold Hearing: Failure to Comply (building height)** with respect to Site Plan No. 820030410 (formerly 8-03041) **Maple Ridge Townhomes** (also known as Seaton Square): RT-8 zone; located on Lockwood Drive, approximately 250 feet north of Northwest Drive; White Oak

Staff Recommendation: Finding of Violation

Continued from Planning Board Hearing December 15, 2005

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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10. **Plan of Compliance Hearing** (in the event that violations are found for the item above) with respect to Site Plan No. 820030410 (formerly 8-03041) Maple Ridge Townhomes, (also known as Seaton Square): RT-8 zone; located on Lockwood Drive, approximately 250 feet north of Northwest Drive; White Oak

Staff Recommendation: Assess fine

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: