



## MONTGOMERY COUNTY PLANNING BOARD AGENDA

### REVISED

**Thursday, June 22, 2006, 9:00 A.M.**

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, [www.mc-mncppc.org](http://www.mc-mncppc.org)

**Important!** For a variety of reasons, the **following agenda may change**, items may be postponed or added, and items may be heard later than the time indicated. The items are listed in the order to be heard. For the latest updated Planning Board agenda, please call 301-495-4600 or check the website, [www.mcparkandplanning.org](http://www.mcparkandplanning.org). The Planning Board encourages public testimony on individual agenda items unless noted otherwise and welcomes the participation of individuals with disabilities. *Italics* indicate staff's recommendation for Board action. Generally, government officials have seven minutes to testify, organizations have five minutes and individuals have three minutes. The Chairman may extend these time limits if necessary to assist the Board's deliberations. For information on meetings in progress, please call the recorded hotline at 301-495-1333.

**9:00 A.M. PLANNING BOARD MEETING** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

**9:00 A.M. ENFORCEMENT ITEMS**

R. Krasnow Item \*1 **Threshold Hearing (Continued): Failure to Comply (Recreational Amenities) with respect to Site Plan No. 82002036A Greenway Village at Clarksburg, Phases 1 & 2:** PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarksburg – *Staff Recommendation: Finding of Violation.*

R. Krasnow Item \*2 **Plan of Compliance Hearing (in the event that violations are found for the item above) with respect to Greenway Village Phases 1 & 2, Site Plan No. 82002036A:** PD-4 zone; located in the vicinity of the intersection of Skylark and Newcut Roads; Clarksburg – *Staff Recommendation: Assess fines.*

F. Boyd Item \*3 **Site Plan Review No. 82004022B (formerly 8-04022A) Greenway Village At Clarksburg, Phases 1 & 2:** PD-4 Zone, Incorporate newly established development standards for building height and setback, modify street design to respond to Fire and Rescue requirements, revise conditions of approval for construction of the pool complex; relocate a mailbox cluster, shift the placement and width of a bike path; modify grading for stormwater management outfall; add a retaining wall to a single lot; revise conditions of approval for the bike path along Skylark Road, and revise the types of playground equipment provided at a single multi-age play area. Located in the vicinity of the intersection of Skylark and Newcut roads, Clarkburg – *Staff Recommendation: Approval.*

**10:00 A.M. REGULATORY ITEMS**

D. Kinney Item \*4 **Preliminary Plan No. 120050590, Springhill Manor Parcel (DEFERRED FROM MAY 18, 2006 P.B. HEARING)**  
 R-90 zone; 0.86 acres; 2 lots requested; 2 one-family detached dwelling units; located on the east side of Spring Hill Lane, approximately 80 feet south of Glenmoor Drive; Bethesda/Chevy Chase – *Staff Recommendation: Approval with conditions.*

D. Kinney Item \*5 **Preliminary Plan and Preliminary Water Quality Plan No. 12005101 (formerly 1-05101), Eastside**  
 PD-11 zone; 23.82 acres; 81 lots and 2 parcels requested; 285 residential dwelling units, including 39 MPDUs; located on the southeast side of Shawnee Lane at the southern terminus of Gateway Center Drive; Clarksburg – *Staff Recommendation: Approval with conditions.*

R. Weaver Item \*6 **Preliminary Plan No. 120060230, Wooten Subdivision:**  
 RC zone; 8.61 acres; 1 lot and 1 outlot requested; 1 one-family detached dwelling unit; located on the north side of Sandy Spring Road, approximately 150 feet east of Dino Drive; Fairland – *Staff Recommendation: Approval with conditions.*

R. Weaver Item \*7 **Record Plats/ Adoption of Opinions and Resolutions**

**Subdivision Plat No. 220060700, Bethesda Center North:**

TSM zone; 2 parcels; south quadrant, in the intersection of Old Georgetown Road and Nebel Street; North Bethesda/Garrett Park – *Staff Recommendation: Approval*

**Subdivision Plat No. 220061620, Fall Creek Farm East**

RDT zone; 1 lot; located on Laytonsville Road, 1500 feet south of Hawkins Creamery Road; Olney – *Staff Recommendation: Approval*

M. Clemens Item \*8 **Project Plan Review No. 920060050, The Rugby:** (DEFERRED from March 30, Item 10); CBD-1 zone; 0.47 acres; 71 multi-family dwelling units, including 11 MPDUs; north quadrant of the intersection of Auburn Avenue and Rugby Avenue; Bethesda CBD - *Staff Recommendation: Denial.*

**1:00 P.M. LUNCH**

**1:30 P.M. PLANNING BOARD MEETING CONTINUES (Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring)**

**1:30 P.M. CLOSED SESSION: To Discuss Personnel Matters**

**2:00 P.M. CLOSED SESSION: pursuant to Maryland State Government Code Annotated Section 10-508(a)(3), to consider acquisition of real property for a public purpose - Northwest Branch Stream Valley Park, Unit 4.**

B. Gries  
**Added**

**2:15 P.M. PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)**

**Added**

B. Gries Item 24 **Acquisition of Northwest Branch Stream Valley Park, Unit 4:** Authorization to acquire 48,195 square feet (1.11 acres), more or less, unimproved, from Daniel and Patricia P. Freedman, located east of Kemp Mill Road, south of Northwest Branch Stream Valley Park, Unit 4, having a property address of 12404 Remington Drive, Silver Spring, MD – *Staff Recommendation: Approval.*

**Postponed**

C. Nelson Item \*9 **Site Plan Review No. 820050400 (formerly 8-05040), Leaman Farm:** R-200 zone; 29.39 acres; 69 dwelling units; located at the northeastern quadrant of the intersection with Schaeffer Road and Leaman Farm Road; Germantown – *Staff Recommendation: Approval with conditions.*

**Postponed**

L. Srinivas Item \*10 **Site Plan Review No. 820060220 (formerly 8-06022), High Acres:** R-90 zone; 4.40 acres; 1 one-family dwelling unit and 11 one-family attached (townhouses); located on Brookes Lane, 1500 feet northwest of the intersection with Locust Lane; Bethesda-Chevy Chase – *Staff Recommendation: Approval with conditions.*

**2:30 P.M.**

**OTHER BUSINESS**

Item 11 **Approval of Minutes**

E. Tesfaye Item 12 **Local Map Amendment No. G-849:** Winchester Homes, Inc., applicant, requests rezoning from the R-90 zone to the RT-8 zone for up to 43 townhouse units; located at north side of Darnestown Road, approx. 400 feet west of the intersection of Darnestown Road and Travilah Road, Gaithersburg – *Staff Recommendation: Approval.*

**3:00 P.M.**

Russ/ Clark

Item 13 **Bill No. 17-06:** Introduced by Council President Leventhal and Councilmembers Praisner; amend the Montgomery County Code to require certain non-residential buildings and multi-family buildings to achieve LEED standards relating to energy efficiency and environmental design, this Article may be cited as the Green Buildings Law – *Staff Recommendation: Transmit Comments to the County Council.*

Russ/ Clark

Item 14 **Zoning Text Amendment No. 06-16:** Introduced by Council President Leventhal and Councilmembers Praisner and Silverman; amend the Zoning Ordinance to require that a proposed site plan for a project that includes a non-residential building or multi-family building that is larger than a certain size contain certain plans relating to energy efficiency and environmental design, generally amend the law relating to site plans – *Staff Recommendation: Transmit Comments to the County Council.*

Russ/ Clark

Item 15 **Subdivision Regulation Amendment No. 06-01:** Introduced by Council President Leventhal and Councilmembers Praisner and Silverman; amend the Subdivision Regulations to require that an application for a preliminary subdivision plan for a project that includes a non-residential building or multi-family building that will be at least a certain size contain a certain plan relating to energy efficiency and environmental design – *Staff Recommendation: Transmit Comments to the County Council.*

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- 4:00 P.M.**    K. Moritz    Item 16    **Growth Policy School Test:** Annual review of adequacy of public school facilities, including Planning Board determination if school facilities can be considered adequate for FY-2007 – *Staff Recommendation: Approval.*
  - K. Warnick    Item 17    **Enterprise Fund:** Approval of FY07 Fees for Cabin John and Wheaton Ice Rinks – *Staff Recommendation: Approval.*
  - J. Valladares/ Dolan    Item 18    **Review and Recommendations for Water and Sewer Category change requests:** May 2006 County Council Cases – *Staff Recommendation: Approval.*
  
  - 6:00 P.M.**    Item 19    **ROUNDTABLE DISCUSSION AND DINNER**  
**(No public testimony will be taken at this time.)**

    - Commissioners’ Report
    - Director’s Report (Planning Director)
    - Discussion of Semi-Annual Report
  
  - 7:30 P.M.**                                    **PLANNING BOARD MEETING CONTINUES**    (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)
  
  - Postponed**    S. James    Item 20    **AB 680:** Abandonment of a portion of unimproved Blaisdell Road within the Bradley Hills Grove Subdivision in Bethesda.
  - 7:30 P.M.**    S. James    Item 23    **Mandatory Referral No. 06806–DPWT-1:** Public Parking Garage at Lot 31/31A located at the southwest and southeast quadrant of the intersection of Bethesda Avenue and Woodmont Avenue, Bethesda – *Staff Recommendation: Transmit comments to DPWT.*
  - J. Carter    Item 21    **Local Map Amendment No. G-850, Lot 31 Associates, LLC:** Reclassification of 3.30 acres of land currently owned by the County’s Bethesda parking Lot District from the R-60 and CBD-1 zone to the TS-M zone, 40,000 square feet of retail, 332,500 square feet residential and 1,480 parking spaces, located at the southwest and southeast quadrant of the intersection of Bethesda Avenue and Woodmont Avenue, Bethesda – *Staff Recommendation: Approval.*
  - S. James    Item 22    **AB 684:** Abandonment of a portion of Woodmont Avenue at Bethesda Avenue, Bethesda CBD – *Staff Recommendation: Approval with Conditions.*
- ADJOURN**

\*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

**Notices and Reminders**

- June**
- 12 -            7:00 p.m.,    Silver Spring Citizens Advisory Board, Long Branch Library, 8800 Garland Avenue, Silver Spring
  - 12 -            7:15 p.m.,    Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown
  - 13 -            4:30 p.m.,    Wheaton Urban District Advisory Committee, Mid-County Services Center, 2424 Reedie Drive, 1<sup>st</sup> Floor Conference Room, Wheaton

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**Notices and Reminders Continued**

- 13 - 7:00 p.m., East County Recreation Advisory Board, Fairland Community Center, 14906 Old Columbia Pike, Burtonsville
- 14 - 7:00 p.m., Silver Spring Recreation Advisory Board, Parkside Headquarters, 9500 Brunett Avenue, Silver Spring
- 15 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 15 - 2:30 p.m., Montgomery County Planning Board, General Meeting continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 15 - 3:30 p.m., Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring
- 19 - 7:00 p.m., Western Montgomery County Citizen Advisory Board, Bethesda-Chevy Chase Regional Services Center, 4805 Edgemoor Lane, Bethesda
- 20 - 5:00 p.m., Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale
- 20 - 7:00 p.m., Mid County Citizens Advisory Board, Mid-County Services Center, 2424 Reddie Drive, 1<sup>st</sup> Floor Conference Room, Wheaton
- 21 - 9:30 a.m., Full Commission Meeting, PRA, 6611 Kenilworth Avenue, Riverdale
- 21 - 7:00 p.m., Upcounty Region Recreation Advisory Board, The Lodge at Seneca Creek, 14500 Clopper Road, Boyds
- 21 - Noon 25 – Year Employee Awards, Newton White Mansion, 2708 Enterprise Road Mitchellville
- 21 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 22 - 9:30 a.m., Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 25 - 4:00 p.m., Concord Local Park - New Playground Dedication, 7216 Hidden Creek Road, Bethesda
- 29 - 9:30 a.m., Montgomery County Planning Board Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 29 - 1:30 p.m., Montgomery County Planning Board meeting continues-Joint County Council-Faith Community Meeting, 100 Maryland Avenue, Rockville

**Planning Board Seeks Public Comment on  
Water and Sewer Category Change Requests**

The **Planning Board** will hear testimony and consider recommendations on **Thursday, June 22, 2006**, for several water and sewer category changes, recommending that water and/or sewer service to be extended (or denied) to individual properties for the cases listed below. The Planning Board’s recommendations will be sent to the County Council.

The County Council will then hold an additional public hearing and make the final decision at a time to be determined \*. The following cases are currently being considered:

| <b>Case Number</b>              | <b>Applicant (Owner)</b>  | <b>Planning Area</b> |
|---------------------------------|---|----------------------|
| <b>WSSCCR 06A-BEN-02</b>        | Clarksburg Church of God<br>23900 Clarksburg Road   | Agricultural Reserve |
| <b>WSSCCR 06A-BEN-03</b>        | Maurice Gladhill<br>10901-11909 Bethesda Church Road  | Damascus             |
| <b>WSSCCR 06A-DAM-04</b>        | Daniel Pipher<br>25815 Woodfield Road   | Damascus             |
| <b><u>WSSCCR 06A-OLN-01</u></b> | Elizabeth Hyde, Thomas Hyde & Henry Hyde<br>Southeast quadrant – Intersection of Dr. Bird Road and<br>Batchellors Forest Road | Olney                |
| <b><u>WSSCCR 06A-TRV-02</u></b> | Macris, Hendircks & Glascock (for Kevin Smart)<br>Circle Drive, Outlot A, Block 7   | Potomac              |
| <b><u>WSSCCR 06A-TRV-03</u></b> | Macris, Hendircks & Glascock (for George Simmons)<br>Circle Drive, Parcel P721  | Potomac              |
| <b><u>WSSCCR 06A-TRV-05</u></b> | Ahmad Jamshidi & Guita Vafai<br>9840 Watts Branch Drive   | Potomac              |
| <b>WSSCCR 06A-TRV-06</b>        | Ahmad Jamshidi & Guita Vafai<br>12500 Circle Drive  | Potomac              |
| <b>WSSCCR 06A-TRV-07</b>        | Carole & Donald Dell<br>12200 Stoney Creek Road   | Potomac              |

Go to the Planning Board’s website after June 9, 2006 for the staff report and to see the position on the agenda ([http://www.mc-mncppc.org/board/agenda/agenda\\_home.shtm](http://www.mc-mncppc.org/board/agenda/agenda_home.shtm)). Written comments are also welcomed prior to the June 22, 2006 Planning Board Hearing and should be addressed to: **Derick P. Berlage, Chairman, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, MD 20910**, or sent via email to: [mcp-chairman@mncppc-mc.org](mailto:mcp-chairman@mncppc-mc.org).

Planning Board staff contact for questions: Mary Dolan 301-495-4552 (mary.dolan@mncppc-mc.org).

\*For additional updated information, see the Department of Environmental Protection’s (DEP’s) website at [www.montgomerycountymd.gov/dep](http://www.montgomerycountymd.gov/dep), “Water Supply and Wastewater;” or call DEP (240-777-7700).