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.mc-parkandplanning.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, Clarksburg – 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.

2:15 P.M. PLANNING BOARD MEETING CONTINUES (MRO Auditorium, 8787 Georgia Avenue, Silver Spring)
**Montgomery County Planning Board Agenda**  
06/22/06

**2:30 P.M.**  
**OTHER BUSINESS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>11</td>
<td>Approval of Minutes</td>
</tr>
</tbody>
</table>

**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.**  
**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.
4:00 P.M.  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.  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, 1st Floor Conference Room, Wheaton
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 Reedie Drive, 1st 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:

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

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, “Water Supply and Wastewater;” or call DEP (240-777-7700).