



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

301-495-4616

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, January 31, 2008, at 9:20 a.m., following a reception in honor of Gwen Wright, Acting Planning Director, to thank her for a great job during the past eight months. The meeting was held in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 5.55 p.m.

Present were Chairman Royce Hanson, Vice Chair John Robinson, and Commissioners Jean Cryor and Allison Bryant. Commissioner Gene Lynch was necessarily absent.

Items 1 through 4 and Item 9 are reported on the attached agenda. Items 5 and 12 were postponed.

The Board recessed at 1:00 p.m. for lunch and to take up Item 6, a Closed Session item, in the third floor conference room.

In compliance with §10-509(c)(2), State Government Article, Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Board convened in Closed Session at 1:15 p.m. in the third floor conference room, on motion of Vice Chair Robinson, seconded by Commissioner Bryant, with Commissioners Hanson, Robinson, Bryant, and Cryor present and voting in favor of the motion. The meeting was closed under authority of §10-508(a)(3), State Government Article, Annotated Code of Maryland, to consider acquisition of real property for a public purpose.

Also present for the Closed Session were: Acting Planning Director Gwen Wright; Director Mary Bradford, Deputy Director Michael Riley, John Hench, Varghese Cherian, and Dominic Quattrocchi of the Parks Department; and Clara Moise of the Commissioners' Office.

In Closed Session, the Board received briefing from Parks Department staff regarding the proposal to acquire parkland.

The Second Closed Session scheduled by the Legal office was postponed.

The Closed Session was adjourned at 1:35 p.m., and the Board reconvened in open session in the third floor conference room.

The Board reconvened in the auditorium at 2:00 p.m.

Items 7, 8, 10, and 11, as well as a continuation of Item 9 were heard in the afternoon and are reported on the attached agenda.

There being no further business, the meeting was adjourned at 5:55 p.m. The next regular meeting of the Planning Board will be held Thursday, February 7, 2008, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise  
Technical Writer

E. Ann Daly  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, January 31, 2008**  
**9:00 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

1. **Adoption of Opinions/Resolutions**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: No Opinions/Resolutions submitted for adoption.**

**2. Record Plats**

**Subdivision Plat No. 220080510, Decoverly Hall**

I-3 zone, 3 lots; located in the southwest quadrant of the intersection of Decoverly Drive and Diamondback Drive; Shady Grove.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220080560, Garrett Park, Section 1**

R-90 zone, 1 lot, located on the east side of Rokeby Avenue, approximately 125 feet north of Clyde Avenue; North Bethesda/Garrett Park.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: ROBINSON/BRYANT**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: LYNCH ABSENT**

**Action: Approved record plats as stated above.**

**3. The Fairmont, Project Plan No. 920070110 Extension Request**

CBD-2 zone; 0.215 acres; 46 multi-family dwelling units, located on Fairmont Avenue approximately 250 feet northeast of Old Georgetown Road; Bethesda CBD.

*Staff Recommendation: Approval of the Extension*

**BOARD ACTION**

**Motion: ROBINSON/BRYANT**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: LYNCH ABSENT**

**Action: Approved staff recommendation to approve the 90-day extension request, as discussed in the January 18 technical staff report.**

Ms. Stella Kestell of Broad Branch Road representing the applicant concurred with the staff recommendation.

**4. Amendment to the Facility Plan for North Four Corners Local Park**

Southwood Avenue and University Boulevard, Four Corners Master Plan Area.  
Staff Recommendation: Approve the facility plan Alternative 2 Modified, which will amend the facility plan approved by the Montgomery County Planning Board on September 22, 2005. Affirm the proposed schedule for design and construction included in the FY09-14 Capital Improvements Program.

**(Hearing held December 6, 2007; Testimony will be limited to one hour.)**

*Staff Recommendation: Approval of the Facility Plan Alternative 2 Modified*

**BOARD ACTION**

**Motion: BRYANT/ROBINSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: LYNCH ABSENT**

**Action: Approved staff recommendation to approve the Facility Plan Alternative 2 Modified.**

Park Development Division staff presented the proposed facility plan Renovation and Expansion of North Four Corners Local Park, accompanied by a multi-media presentation, as discussed in detail in the January 18 technical staff report. Staff noted that following extensive Board discussion and consideration of the testimony received on December 6, the Board directed Parks staff to develop a new facility plan alternative for the park which will rotate the position of the proposed new athletic field, reconfigure the

parking facility, and provide additional buffers from field activities to the adjacent community.

The following speakers offered testimony: Ms. Carole Ann Barth of Lockridge Drive, representing the Northwood Four Corners Civic Association; Mr. David Rotestein of Edgewood Avenue, representing the Historic Preservation Commission; Ms. Chi Nguyen of Southwood Avenue; Ms. Sissy Kegley of Eastern Avenue; Ms. Sarah Stecher of Margate Road; Ms. Fiona Morrissey of Edgewood Avenue; and Mr. Brian Morrissey of Edgewood Avenue.

There followed an extensive Board discussion, with staff providing additional information and clarification.

**5. Discussion of Amendments to Revenue Authority Master Plan concerning golf course improvements of Lake Needwood, Northwest Branch and Sligo Creek - POSTPONED**

(Hearing held May 2007; Testimony will be limited to one hour.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: THIS ITEM WAS POSTPONED.**

**9. Master Plan Reassessment Report Out - Time Changed**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing from Acting Planning Director and Strategic Planning Division staff followed by extensive Board discussion, with guidance on preparation for development of final report to be presented at a future meeting for Board approval.

**6. Closed Session**

**A.** Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508 (a) (3) to consider acquisition of real property for a public purpose – Upper Paint Branch Stream Valley Park.

**B.** Pursuant to Annotated Code of Maryland, State Government Article, Section 10-508 (a) (7) to consult with counsel to obtain legal advice.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** A.) MET IN CLOSED SESSION. SEE NARRATIVE MINUTES FOR OPEN SESSION REPORT AND STATE CITATION.  
B.) THIS ITEM WAS POSTPONED.

**Park Items Continue (MRO Auditorium)**

**7. Upper Paint Branch Stream Valley Park**

Authorization to acquire 20,129 square feet (0.46 acres), more or less, unimproved, from Robert Beatty, Jr., located at 2835 Spencerville Road, Burtonsville, Maryland 20866; *Staff Recommendation: Approval*

**BOARD ACTION:**

**Motion:** CRYOR/ROBINSON

**Vote:**

**Yea:** 3-0-1

**Nay:**

**Other:** BRYANT TEMPORARILY ABSENT; LYNCH ABSENT

**Action:** Approved staff recommendation to acquire the property.

**8. Roundtable Discussion Including Briefings and Worksessions**

**(No public testimony will be taken at this time)**

A. Commissioner's Report

B. Director's Report

C. Approval of Minutes

D. Six-Month Financial Report on Operating and Enterprise funds including Projections to 6/30/08

E. ICC Status Report #12

**BOARD ACTION:**

**Motion:** (C.) ROBINSON/BRYANT

**Vote:**

**Yea:** (C.) 4-0

**Nay:**

**Other:** LYNCH ABSENT

**Action:** (A.) Commissioner's Report

No reports were presented.

(B.) Director's Report

Received a status report from the Department of Planning Senior Editor on the Publication Goals of this position, established in FY08, and projects undertaken, based on the staff report of this date.

(C.) Approval of Minutes

Approved January 3, 2008, as presented.

(D.) Six-Month Financial Report

Provided guidance to staff with respect to a future presentation to the County Council, after receiving a six-month report on the Operating and Enterprise funds, including projections to June 30, 2008, based on the January 30 report from the Acting Planning Director; a report of the Deputy Director of Parks, based on a January 30 report; and from the Enterprise Chief, data outlining FY08 projections and supplemental requests of the Enterprise Fund.

**(E.) ICC Status Report No. 12**

Received Status Report No. 12 on this Intercounty Connector Mandatory Referral No. 06809-SHA-1, with a focus on two areas of discussion: development of a public review process for environmental impacts within Special Protection Areas, and Reforestation requirements for park property; and received and briefly discussed a draft schematic of the ICC ramp impact on the proposed park at Piedmont Crossing.

**10. Local Area Transportation Review and Policy Area Mobility Review Guidelines Worksession**

*Staff Recommendation: Adopt Revised Guidelines* (Continuation of Item #7 from January 10, 2008, agenda. No additional public testimony will be taken.)

**BOARD ACTION:**

**Motion: BRYANT/ROBINSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: LYNCH ABSENT**

**Action: Approved the staff recommendation to adopt the revised Local Area Transportation Review and Policy Area Mobility Review Guidelines, as modified.**

Discussion was based on the January 4 technical staff report, which notes that the purpose of the guidelines, "...is to implement the elements of the 2007-2009 Growth Policy relating to the adequacy of transportation facilities."

**11. White Flint Sector Plan Status**

**BOARD ACTION:**

**Motion:**

**Vote:**

**Yea:**



**Nay:**

**Other:**

**Action: Received briefing on the progress of the White Flint Sector Plan and provided guidance for further refinements.**

As noted in the January 24 technical staff report, this status report continues to update the Board on efforts in the White Flint Sector Plan to increase mixed-use near the Metro station. The update explores the role of White Flint in the 355/270 corridor, the amount of transit-oriented mixed-use development, the adequacy of the entire circulation system with improved conditions for pedestrians and transit users, and opportunities to sharpen planning tools and strategies to achieve desired outcomes, to create a compact and green downtown, and to meet the time frame for completion of the plan.

The following people presented testimony: Mr. Derick Berlage, attorney, representing certain property owners on Nicholson Court; Mr. Perry Berman for the Nicholson Lane Urban Village; Ms. Natalie Goldberg of Kensington; and Mr. Leonard A. Greenberg, Rockville Pike Partnership, owners of the White Flint Station Retail Center.