



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

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, February 14, 2013, at 9:12 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:50 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioner Casey Anderson. Commissioners Norman Dreyfuss and Amy Presley were necessarily absent.

Items 1 through 4 and 7 are reported on the attached agenda.

The Board recessed at 12:10 p.m. for lunch and to participate in a bus tour of the Glenmont Sector Plan Area, Item 5 on the agenda.

The Board reconvened in the auditorium at 3:32 p. m.

Items 6, 7 (continued), and 9 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 6:50 p.m. The next regular meeting of the Planning Board will be held Thursday, February 21, 2013, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, February 14, 2013**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. DANAC Stiles Preliminary Plan 11996112A MCPB No. 12-153
2. DANAC Stiles Site Plan 82000018D MCPB No. 12-154
3. Kimble Estates Preliminary Plan 11990016A MCPB No. 13-31
4. Esworthy Estates Preliminary Plan 120120270 MCPB No. 13-12

**BOARD ACTION**

**Motion:**                    **WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea:**                    **3-0**

**Nay:**

**Other:**                    **DREYFUSS/PRESLEY ABSENT**

**Action:**                **Adopted the Board Resolutions cited above.**

**\*B. Record Plats**

**Subdivision Plat No. 220120680, 220120730 & 220121360, Clarksburg Village**  
R-200/TDR zone; 8 parcels; located on the east side of Little Seneca Parkway, along Winding Woods Way and Grey Squirrel Street; Clarksburg Master Plan.

**BOARD ACTION**

**Motion:**                    **WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea:**                    **3-0**

**Nay:**

**Other:**                    **DREYFUSS/PRESLEY ABSENT**

**Action:       Approved the Record Plats cited above.**

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**\*C. Other Consent Items**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       There were no Other Consent Items submitted for approval.**

**\*D. Approval of Minutes**

Minutes of December 19, 2012 and December 20, 2012

**BOARD ACTION**

**Motion:               WELLS-HARLEY/ANDERSON**

**Vote:**

**Yea:               3-0**

**Nay:**

**Other:           DREYFUSS/PRESLEY ABSENT**

**Action:       Approved the minutes of December 19, 2012, and December 20, 2012, as presented.**

**2.       Roundtable Discussion**

**A. Parks Director's Report**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:       Received briefing.**

Director of Parks Mary Bradford presented the Parks Director's Report, highlighting various activities in the parks and in the Department.

**\*3.     7900 Wisconsin Avenue**

**\*A. Project Plan Review No. 920120030, 7900 Wisconsin Avenue, CBD-R-2, 1.86 acres, Mixed-use project totaling 440,000 square feet of development including up to 475 multi-family dwelling units, 21,630 square feet of non-residential use, located between Wisconsin Avenue and Woodmont Avenue, at St. Elmo Avenue, Woodmont Triangle/Bethesda CBD**

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**\*B. Preliminary Plan Review No. 120120200, 7900 Wisconsin Avenue, CBD-R-2, 1.86 acres, 1 lot for a mixed-use project totaling 440,000 square feet of development including up to 475 multi-family dwelling units, 21,630 square feet of non-residential use, located between Wisconsin Avenue and Woodmont Avenue, at St. Elmo Avenue, Woodmont Triangle/Bethesda CBD**

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:               A. WELLS-HARLEY/ANDERSON  
                          B. ANDERSON/WELLS-HARLEY**

**Vote:**

**Yea:               A. 3-0  
                          B. 3-0**

**Nay:**

**Other:             DREYFUSS/PRESLEY ABSENT**

**Action:            A. Approved the staff recommendation to approve the project plan, including a partial waiver of the retail space requirements, subject to conditions, as revised, and to adopt the attached Resolution.**

**B. Approved the staff recommendation to approve the preliminary plan, subject to conditions, as revised, and to adopt the attached Resolution.**

Planning Department staff presented the project plan and preliminary plan for 7900 Wisconsin Avenue, a mixed-use project including up to 475 multi-family dwelling units, 21,630 square feet of non-residential use in the Woodmont Triangle, as detailed in the staff report. Staff noted that the project includes a density transfer from an adjacent site. The applicant is requesting a waiver of five percent of the minimum retail requirement.

Mr. Steve Robins, attorney representing the applicant, concurred in the staff recommendation and elaborated on the need for the waiver of approximately 370 square feet of required retail space. Mr. James Nozar, the architect, provided a presentation on the design elements of the project, including how the design addresses compatibility and connection for both the Woodmont Triangle and Wisconsin Avenue.

There followed some discussion of the requested waiver of retail space and the appropriate wording for the related conditions.

**\*4. Forest Conservation Plan for CBA1174C, Holton Arms School (in response to a violation)  
- POSTPONED**

R-200, 54.68 acres, Proposal to swap easement areas onsite and providing a number of environmental enhancements, while addressing the encroachment into an existing easement, located on River Road, approximately 1,000 feet east of the intersection with Burdette Road, Bethesda Chevy-Chase  
*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: This item was postponed.**

**7. Zoning Code Revision**

Zoning Code Rewrite – worksession on Article 59-1, and other remaining issues

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Continued discussion of the draft Zoning Ordinance Rewrite.

**5. Glenmont Sector Plan: Planning Board Tour of Glenmont**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Participated in tour of the Glenmont Sector Plan area with briefing about sector plan issues by staff.

**6. Review of County Executive's Recommended Amendments to FY13 Capital Budget and FY13-18 Capital Improvement Program Amendments**

*Staff Recommendation: Transmit comments to County Executive*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** By consensus, concurred in the staff recommendation.

Planning Department staff provided an overview of the Department recommendations for revisions to the County Executive's amended Fiscal Year 2013-2018 Capital Improvements Program (CIP), as detailed in the staff report, including recommendations for substituting New Hampshire Avenue for Randolph Road in the Rapid Transit System project, including master planned public facilities projects for White Flint, restoring funding for design and construction of the Clarksburg Library, and including construction funds for the Wheaton Library and Recreation Center.

There followed discussion of specific projects, with staff providing additional information and responding to questions as needed.

## **7. Zoning Code Revision - CONTINUED IF TIME PERMITS**

Zoning Code Rewrite – worksession on Article 59-1, and other remaining issues

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Continued discussion.**

## **9. Glenmont Sector Plan – Public Hearing**

### **BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received testimony and evidence submitted into the record.**

MCPB, 1-31-13, NOT APPROVED

A VERBATIM TRANSCRIPT FOR THIS ITEM IS ON FILE IN THE MONTGOMERY COUNTY PARKS AND PLANNING RECORDS MANAGEMENT OFFICE IN SILVER SPRING, MARYLAND.