



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, March 27, 2008, at 9:00 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:55 p.m.

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

Items 1 through 6 are reported on the attached agenda. Items 7 and 12 were deferred from the morning agenda.

The Board recessed at 1:03 p.m. and reconvened in the auditorium at 1:50 p.m.

At the start of the afternoon session, the Planning Board thanked Alexandra Teaff for her cheerful and positive attitude, and her great work with the Montgomery County Community Outreach and Media Relations Office and wished her the best in her new assignment with the Prince Georges County Parks and Recreation Department.

Items 7 through 12 are reported on the attached agenda.

Item 8, a Closed Session followed the regular morning session and was taken up before Item 7.

In compliance with Section 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 1:10 p.m. in the third floor conference room, on motion of Vice Chair Robinson, seconded by Commissioner Bryant, with Chairman Hanson,

Vice Chair Robinson, and Commissioner Bryant present and voting in favor of the motion. The meeting was closed under authority of § 10-508(a)(7), to consult with counsel to obtain legal advice.

In Closed Session, Legal Counsel to the Board briefed the Board on the proposed agency authorization to Fairland Development II, LLC regarding an amendment to Zoning Application Nos. G-813 and G-814.

Also present for all or part of the Closed Session were Director of Parks Mary Bradford; Deputy Director of Parks Michael F. Riley; John Hench of the Parks Department; Associate General Counsel Carol Rubin, and Clara Moise, Technical Writer, Commissioners' Office.

There being no further business, the meeting was adjourned at 3:55 p.m. The next regular meeting of the Planning Board will be held Thursday, April 3, 2008, in the Montgomery Regional Office in Silver Spring, Maryland.

E. Ann Daly
Technical Writer

M. Clara Moise
Technical Writer

**Agenda for the Montgomery County Planning Board Meeting
Thursday, March 27, 2008
9:00am
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**

1. Adoption of Opinions/Resolutions

Group A: Three Commissioners Eligible to Vote [Commissioners Bryant, Hanson and Robinson]

i.) MPCB Resolution No. 07-160, Park Potomac, (Fortune Park), ADOPTION OF CORRECTED RESOLUTION

MCPB, 3-27-08, APPROVED

Group B: Four Commissioners Eligible to Vote [Commissioners Bryant, Hanson, Robinson and Cryor]

ii.) Site Plan No. 820070130, Aunt Hattie's Place, ADOPTION OF RESOLUTION No. 08-06

iii.) Preliminary Plan No. 120070590, Aunt Hattie's Place, ADOPTION OF RESOLUTION No. 08-45

BOARD ACTION

Motion: **(1) ROBINSON/BRYANT**
 (2) ROBINSON/BRYANT

Vote:

Yea: **(1) 3-0**
 (2) 3-0

Nay:

Other: **CRYOR ABSENT**

Action: **(1) Adopted, as presented, the Corrected Resolution identified above in Group A.**
 (2) Adopted, as presented, the Resolutions identified above in Group B.

2. Record Plats

Subdivision Plat No. 220061200 & 220061260, Clarksburg Village
R-200 zone; 31 lots, 4 parcels; located on the south side of Snowden Farm Parkway, approximately 800 feet east of Stringtown Road; Clarksburg. *Staff Recommendation: Approval*

Subdivision Plat No. 220080120, Section Four, Chevy Chase
R-60 zone; 1 lot; located in the southeast quadrant of the intersection of Meadow Lane and Underwood Street; Bethesda Chevy Chase. *Staff Recommendation: Approval*

BOARD ACTION

Motion: **ROBINSON/BRYANT**

Vote:

Yea: **3-0**

Nay:

Other: **CRYOR ABSENT**

Action: **Approved staff recommendation for approval of the plats listed above.**

3. Consent Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **No items were presented.**

4. Housing Policy Element of the General Plan

(No public testimony will be taken at this time)

BOARD ACTION

Motion

:

Vote:

Yea:

Nay:

Other:

Action: **In a lengthy discussion following staff's briefing on elements of the County's Housing Policy, provided comments and direction for further refinement.**

Staff of the Research Division focused on themes related to affordability, preservation of current affordable housing stock; a range of housing suitable for varying ages, abilities, and

household types; regulatory flexibility, public and private sector participation, and, among other things, high-density, mixed-use, transit-oriented development.

In further refining the topic, the Board asked staff to clarify goals and objectives; to be clear about various types of housing that would provide flexibility and meet the needs of people at various life points, including those who choose to age-in-place; to understand any limitations, e.g., HUD guidelines; and to consider partnerships with non-profits and community land trusts and to monitor control period expiration dates. With respect to productivity housing, the Board discussed with staff why there are only two such developments and asked staff to prepare a proposal that identifies ways to make productivity housing work.

5. Briefing on Zoning for TDR Receiving Areas – Revised

- A. An analysis of current and potential TDR receiving area capacity and demand.
- B. A policy paper on factors to consider in zoning for Metro Station Areas.
- C. Recommendation for TOMX Zoning Text Amendment to accompany previously approved Twinbrook Master Plan Revision, including conversion formula for allowing TDRs to be designated in square feet of building space.

(No public testimony will be taken at this time)

BOARD ACTION

Motion: (C.) BRYANT/ROBINSON

Vote:

Yea: (C.) 3-0

Nay:

Other: CRYOR ABSENT

**Action: (A.) Received briefing on the Transferable Development Rights (TDR) Program Receiving Area Capacity, based on the March 21 technical staff report.
(B.) Received briefing from Policy Advisor Dick Tustian.
(C.) Approved staff recommendation for approval of revisions to the Zoning Text Amendment, previously transmitted without a specific recommended square foot calculation for Transferable Development Rights (TDRs), and supports the staff recommendation of 1,800 square feet per TDR for any residential use and 1,500 square feet per TDR for any non-residential use, applicable only to the Twinbrook Sector Plan.**

6. **Germantown Master Plan Amendment**

Presentation and Discussion of Preliminary Staff Recommendations

Staff Recommendation: Approval of preliminary land use and zoning recommendations

(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing from Planning Department staff and provided guidance on the Preliminary Staff Recommendations for land use and zoning for the 2,450 acres in the Germantown Master Plan study area, which is within the 11,000 acre area covered in the 1989 Germantown Master Plan, based generally on the March 13 technical staff report and a March 21 packet of comments from the Community Advisory Committee and others.

Deferred approval of the preliminary land use and zoning recommendations; asked staff to schedule another worksession to provide an opportunity to interact with stakeholders and others in the community, and generally to look closely at the rationale and impact of various densities and, among other things, the relationship between density and transportation.

7. **Growth Policy Status Report**

(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Transportation Planning and Research & Technology Divisions staff based on the March 19 technical staff report, followed by Board discussion and questions to staff.

NOTE: Item 7 was discussed after Items 8 and 11.

12. Semi-Annual Report

Presentation of final Semi-Annual report

(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Brief presentation by Planning Director of the final Semi-Annual Report to be sent to the County Council, followed by brief Board discussion and compliments to staff for a well-written report.

8. Closed Session

Pursuant to Annotated Code of Maryland, State Government article, Section 10-508(a)(7) to consult with counsel to obtain legal advice (proposed Fairland Agency Authorization)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Met in Closed Session; see State citation and open session report in narrative minutes.

9. Environment and Energy Plan

Briefing: Environment and Energy Plan: Growing Wise Growing Green. Introduction to the Policy Framework and discussion of future direction.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: In accordance with the March 27 detailed technical staff report received briefing from Environmental Planning Division staff on the Environment and Energy Plan, followed by Board discussion and questions to staff.

11. Limited Amendment to the 1990 Sector Plan for the Wheaton Central Business District and Vicinity

Staff recommendation: Approval of preliminary staff recommendations and set public hearing date

(No Public testimony will be taken at this time)

BOARD ACTION

Motion: **BRYANT/ROBINSON**

Vote:

Yea: **3-0**

Nay:

Other: **CRYOR ABSENT**

Action: **Approved preliminary staff recommendations and set the public hearing date for the Wheaton Central Business District Limited Amendment to the 1990 Sector Plan.**

Community-Based Planning, Environmental Planning, and Transportation Planning Divisions staff offered a detailed presentation, accompanied by a multi-media presentation of the proposed limited amendment request to the 1990 Sector Plan for the Wheaton Central Business District and Vicinity.

There followed an extensive Board discussion with questions to staff.

10. Discussion: Maryland Transit Administration (MTA) Project Planning Overview - Revised

Representatives from the MTA and Planning Department staff will brief the Planning Board on Purple Line, Corridor Cities Transitway, and MARC project implementation process. The discussion will emphasize strategies that local agencies can pursue in the Locally Preferred Alternative decision making process to facilitate project success in the federal funding arena. Topics include consideration of mode (bus or rail), project phasing, coordination with active Master Plan amendments considering alternative alignments and development densities, and funding opportunities

(No Public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing, followed by Board discussion.

Transportation Planning Division staff offered a multi-media presentation on the Montgomery County Transit Projects, including the MARC Growth and Investment Plan – Brunswick Line, the Corridor Cities Transitway (CCT), and the Purple Line, followed by Board discussion, and questions to staff.

Representatives from the Maryland Transit Administration (MTA), the Department of Public Works and Transportation (DPWT), and the County Council offered comments and answered Board questions.

Chairman Hanson requested that staff look at the White Flint Master Plan with the idea of adding train stops if possible. He also noted that there is a much higher controversy about the Purple Line alignment than the CCT, and the Board does not plan on going to the County Council with both of these at the same time.

Staff noted that the Purple Line discussion is scheduled for September, and staff plans to have discussions with MTA and DPWT on the Germantown Master Plan during the next work-session.