



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, May 8, 2014, at 9:16 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:33 p.m.

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

Items 1, 2, 3, 4, 5, and 6 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 1:33 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 22, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

Tomasina Ellison
Technical Writer

Montgomery County Planning Board Meeting
Thursday, May 8, 2014
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Corrected Resolution for Country Club Village Preliminary Plan 120140040 – MCPB No. 14-16

BOARD ACTION

Motion: PRESLEY/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220131020, Charley Forest

RC zone, 1 lot; located on the south side of Ashton Road (MD 108), 50 feet east of Mink Hollow Road; Sandy Spring - Ashton Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220140750, Glen Cove

R-60 zone, 1 lot; located in the southwest quadrant of the intersection of River Road (MD 190) and Newport Avenue; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220141070, Olive Branch

RE-2 and C-2 zones, 1 lot; located on the south side of Olney - Sandy Spring Road (MD 108) at the intersection of Bentley Road; Sandy Spring - Ashton Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220141110, High Point

R-60 zone, 1 lot; located on the north side of Onondaga Road, 500 feet east of Sangamore Road; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: DREYFUSS/PRESLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

1. Adoption of Corrected Resolution – The Home Depot, Site Plan 820140030

2. Granby Woods - Limited Preliminary Plan Amendment 11981058A: Granby Woods, Lots 35, 36, and 37, Block B (Deferred from December 6, 2012 and September 12, 2013) Request to release and amendment of a covenant for future right-of-way dedication and road construction; lots located on Azalea Drive approximately 600 feet southwest of its intersection with Griffith Farm Road; 5.65 acres; RE-1 zone. Upper Rock Creek Master Plan

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

**Motion: 1. WELLS-HARLEY/PRESLEY
2. PRESLEY/DREYFUSS**

Vote:

Yea: 1. 5-0

2. 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Other Consent Items cited above, and adopted the submitted Resolutions.

***D. Approval of Minutes**

Minutes of April 24, 2014

BOARD ACTION

Motion: WELLS-HARLEY/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of April 24, 2014, as submitted.

2. Rock Creek Forest Subdivision (formerly Hickey & Offutt's Subdivision): Preliminary Plan No. 120070550 -- R-60 zone, 1.56 acres, Resubdivision of property to include 2 lots for 2 one-family detached homes; located on Ashboro Drive approximately 300 feet southwest of the intersection with Grubb Road, Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/ANDERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval, subject to revised conditions, as discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a 1.56-acre property located on the south side of Ashboro Drive in the Bethesda-Chevy Chase Master Plan area. The applicant is requesting approval to subdivide the property into two lots for two one-family detached dwellings. The site currently contains 1.4 acres of forest with an ephemeral channel that runs parallel with the site, and a stream buffer on the south side of the property. The project would require the deforestation of 0.9 acres, and the property is not protected under the Forest Conservation Category 1 easement. Development of the property would impact critical root zones of the trees spread throughout the majority of the property. Staff also discussed the remains of an undated stone structure

located on the property, and regulatory requirements such as amenity restrictions, lot sizes, and proposed driveway locations. Staff stated that neighbors were concerned about the project in regards to traffic ingress and egress for the proposed development, the capacity of local schools to absorb additional students, and public notifications regarding project development.

Mr. Steve Orens, attorney representing the applicant, offered comments, discussed the environmental protections imposed on the subject property, and answered questions from the Board.

Mr. William Chen, attorney representing abutting property owners, offered comments.

The following individuals offered testimony: Ms. Sherri Blount of Ashboro Drive; Mr. Raymond Garcia of Ashboro Court; Mr. William Carter of Ashboro Court; Mr. Sujay Kaushal of Ashboro Court; Ms. Debroah Warden of Ashboro Court; and, Ms. Judy Koenick of Chevy Chase.

2. Rock Creek Forest Subdivision (formerly Hickey & Offutt's Subdivision): Preliminary Plan No. 120070550

CONTINUED

Following inquiry from the Planning Board, staff discussed water quality and stormwater management impacts of the proposed project.

Mr. Dean Packard, member of the applicant's team, offered comments regarding the project's stormwater management plan for the project, noting that impervious areas on the property will be created through installation of underground storm trenches.

Mr. Michael Norton, member of the applicant's team also offered comments.

The Board discussed issues of concern presented by community members including optional tree removal mitigation.

3. Discovery Farm: Pre-Preliminary Plan No. 720060310

Two lots requested, Lot 1 at 6.9 acres for a new single family dwelling and Lot 2 at 18.8 acres with an existing dwelling (remainder parcel of 118.24 acres is not part of application), located at 14515 and 14519 Partnership Road, 2000 feet south of Sugarland Road, Rural Density Transfer Zone, Preservation of Agriculture and Rural Open Space Master Plan

Staff recommendation: Approval with Conditions

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: Approved staff recommendation for approval of the Pre-Preliminary Plan.

Planning Department staff offered a multi-media presentation and discussed two subject properties, a 6.9-acre, Lot 1, and a 18.8-acre, Lot 2, located on Partnership Road in the Preservation of Agriculture and Rural Open Space Master Plan area. The applicant is requesting approval to plat and record the lots to construct a single-family dwelling on Lot 1, and leave the existing structure on Lot 2 unchanged. Staff stated that the Montgomery County Department of Permitting Services (DPS) has approved the septic facilities and that public facilities are adequate for the proposed project.

The Planning Board concurred with the staff recommendation.

4. Bethesda Purple Line Station SMA

Staff Recommendation: Approval to transmit to Council

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit the Sectional Map Amendment to the County Council, as stated in the attached transmittal letter.

Planning Department staff provided the Planning Board with a brief update of the Sectional Map Amendment (SMA) for the Bethesda Purple Line Station Minor Master Plan Amendment. The proposed SMA was filed on April 11, 2014, and the District Council Public Hearing is scheduled for June 10, 2014.

The Planning Board concurred with the staff recommendation.

5. Zoning Amendment No. 14-03

To create an overlay zone for Clarksburg East; and create an overlay zone for Clarksburg West.

Staff Recommendation: Transmit Comments to County Council

BOARD ACTION

Motion: ANDERSON/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed proposed Zoning Text Amendment (ZTA) 14-03, which would create an overlay zone for Clarksburg East and an overlay zone for Clarksburg West to implement environmental recommendations approved by the County Council. The overlay zone boundaries include the East side of I-270, all properties in the Ten Mile Creek, except those in the Historic District, and exemptions for State and County roads and bikeways. Park property within the Ten Mile Creek Watershed which was not within the Master Plan boundaries will also be excluded from the overlay zone. Staff also discussed impervious surface requirements of the Environmental Overlay Zone and language changes to ZTA 14-03, noting text additions and modifications.

The following speakers offered testimony: Ms. Diane Cameron representing the Audubon Naturalist Society; Mr. Bob Harris attorney representing Cabin Branch Etc.; and, Ms. Caroline Taylor representing the Montgomery Countryside Alliance.

The Planning Board discussed trail heads as addressed by the County Council, Americans with Disabilities Act (ADA) compliant requirements for trails in the subject area, and proposed language changes to the ZTA regarding lot size category.

6. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by Board discussion.

Planning Director's Report - Planning Department Director Gwen Wright provided updates on the following Planning Department events: On May 6, 2014, a kickoff meeting was held in

Lyttonsville regarding the Lyttonsville Plan; a meeting for the Aspen Hill Minor Master Plan Amendment is scheduled for May 13, 2014, and the Sandy Spring Rural Village Plan meeting is scheduled for May 14, 2014; a public meeting regarding the Bethesda Downtown Plan is scheduled for May 17, 2014, at the Bethesda-Chevy Chase High School; additional modeling for the White Oak Sector Plan, requested by County Council staff, is pending and anticipated to be completed by the end of May 2014; and, the Planning Department has participated in a number of community meetings regarding zoning rewrites and mapping efforts, in which community concerns were addressed by Planning staff.