



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, November 13, 2014, at 9:04 a.m., and adjourned at 1:38 p.m.

Present were Chair Casey Anderson, and Commissioners Norman Dreyfuss and Natali Fani-González. Vice Chair Marye Wells-Harley and Commissioner Amy Presley were necessarily absent.

At the start of the meeting, Chair Anderson announced the passing of former Montgomery County Planning Board Commissioner Jack Hewitt at 92 years old. Chair Anderson offered sincere condolences to his wife, children, and family members on behalf of the Planning Board.

Items 1 and 2, and Items 5, 7, and 8, are reported on the attached agenda.

Item 3 was removed from the Planning Board Agenda.

The Planning Board recessed for lunch at 11:50 p.m.

The Planning Board reconvened in the auditorium at 12:52 p.m.

Items 4 and 6 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 1:38 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 20, 2014, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, November 13, 2014
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220130370, Drummond

R-60 zone, 2 lots; located on the north side of Drummond Avenue, 350 feet west of Wisconsin Avenue (MD 355); Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220150110, Chevy Chase Park

R-60 zone, 1 lot; located on the west side of Ridgewood Avenue approximately 750 feet north of Thornapple Street; Bethesda-Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion **DREYFUSS/FANI-GONZALEZ**

Vote:

Yea: **3-0**

Nay:

Other: WELLS-HARLEY, PRESLEY ABSENT

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

***C. Other Consent Items**

A. 8621 Georgia Avenue, Site Plan Amendment No. 82011006B

CBD-2 zone, 0.69 acres, Request to eliminate one level of below-grade parking and make minor revisions to the building elevations, located on Georgia Avenue approximately 75 feet west of the intersection with Colesville Road, Silver Spring CBD Sector Plan

Staff Recommendation: Approval of Site Plan Amendment and Draft Resolution

B. Adoption of Corrected Resolution for King of the Nations Christian Fellowship Site Plan No. 81987066A – MCPC No. 14-43

C. Adoption of Corrected Resolution for Little Bennett Creek Preliminary Plan 120100100 – MCPB No. 13-94

BOARD ACTION

Motion: DREYFUSS/FANI-GONZALEZ

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY, PRESLEY ABSENT

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

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Planning Board Meeting Minutes submitted for approval.

2. **Corridor Cities Transitway - Briefing ---** **REVISED**
- Update by Rick Kiegel (Maryland Transit Administration)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing from Transportation Planning staff and Mr. Rick Kiegel of the Maryland Transit Administration, followed by Board discussion.

Transportation Planning staff introduced Mr. Rick Kiegel, Project Manager at Maryland Transit Administration (MTA), who offered a multi-media presentation and discussed in detail the project status, schedule, outreach, and key issues for the segment of the Corridor Cities Transitway (CCT) between the Shady Grove Metrorail Red Line station and the MARC station at Metropolitan Grove. The funding plan for the construction of the CCT is to be refined by MTA as the plan progresses, but the project planning process remains consistent with that used for the Federal Transit Administration New Starts Program. The Montgomery County Department of Transportation (MCDOT) has indicated its opposition to MTA's proposal to locate the CCT in the existing median of Muddy Branch Road with four general purpose travel lanes. MCDOT's preferred alternative is the line and grade alternative that would allow additional general purpose lanes to be added to the median of Muddy Branch Road as needed. MCDOT has indicated that if MTA goes ahead with its proposal, MCDOT would like it to be done in a way that retains sufficient right-of-way on either side of Muddy Branch Road for the future addition of two travel lanes. MTA maintains a website devoted to the CCT, and MCDOT has also set up a website as it advances planning work for four transitway corridors, i.e., Georgia Avenue, MD 355, Veirs Mill Road, and US29, which are included in the Countywide Transit Corridors Functional Master Plan.

Staff noted that it has redoubled its efforts at ensuring coordination with developers and land owners regarding development applications along the corridor, as the CCT plans develop with more specificity, and there is a clearer picture as to available space. Staff anticipates that the CCT project will come before the Planning Board for review as a Mandatory Referral in November of next year.

There followed a brief Board discussion with questions to staff and Mr. Kiegel.

**3. ~~Countywide Transit Corridors (Veirs Mill Road, Georgia Avenue, MD 355, and US 29)~~
~~Briefing~~**

Update by Joana Conklin (Montgomery County Department of Transportation) and Jamaica Arnold (Maryland State Highway Administration) **REMOVED**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: This Item was removed from the Planning Board Agenda.

***5. Tri-County Baptist Church: Preliminary Plan Amendment No. 11997100A** - A request to remove forest conservation easements and to amend the existing conditions of approval to allow a weekday child daycare use with 6 or fewer staff, to be located within the existing church building located at 7821 Damascus Road, on 15.69 acres; zoned RDT in the Damascus Master Plan area.

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion: DREYFUSS/FANI-GONZALEZ

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY, PRESLEY ABSENT

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

In keeping with the October 31 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request to amend an existing preliminary plan for the Tri-County Baptist Church located on a 15.69-acre property on Damascus Road in the Damascus Master Plan area. The request is to remove existing forest conservation easements and to amend the existing conditions of approval to allow a weekday child daycare use with six or fewer staff, to be housed in the existing church building. Neighbors have expressed concern about the number of allowed children, the size and

location of the septic system, possible impact to existing wells, intensity of the use, and maintenance. Staff noted that the applicant has addressed the concerns raised by the neighbors, and the proposed lot meets all the requirements established in the Subdivision Regulations and the Zoning Ordinance. The new use substantially conforms to the recommendations of the Master Plan, and the proposed request has been reviewed by all the required County agencies.

Mr. Doug Tilley, engineer representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Tilley.

***7. The Blairs, Site Plan No. 820140170, (Phase 1, Blocks F1 & F2) -- CBD-1 zone, 3.79 acres,** Proposing to remove the existing 266 unit residential building and replace it with two new residential buildings totaling 507 dwelling units, including 64 MPDUs, located on Eastern Avenue at the northwest intersection with Blair Mill Road; Silver Spring CBD Sector Plan

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZALEZ/DREYFUSS

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY, PRESLEY ABSENT

Action: Approved staff recommendation for approval of Phase I of the proposed site plan, subject to conditions, as stated in the attached Resolution adopted at the meeting.

In keeping with the October 31 technical staff report, Planning Department staff offered a multi-media presentation and discussed the request to demolish an existing 266-unit residential building, and replace it with two new multi-family buildings totaling 507 residential dwelling units, including 64 Moderately Priced Dwelling Units (MPDUs). The building is located on a 3.79-acre property on Eastern Avenue at the northwest intersection with Blair Mill Road in the Silver Spring Central Business District Sector Plan. Staff noted that the proposed site plan request is for the first phase of redevelopment of the entire 30.36-acre Blair Master Plan site. The site plan also includes the final forest conservation plan. Staff briefly discussed the proposed site design and building architecture. Staff also added that the applicant held a number of community meetings, mailed letters, and posted flyers to keep the public informed of the proposed project. Staff has not received correspondence from residents or adjacent property owners, but has received letters in support of the plan from the Silver Spring Citizens Advisory Board, the Silver Spring Transportation Management District Advisory Committee, and the Greater Silver Spring Chamber of Commerce.

Mr. Robert Brewer, attorney representing the applicant, introduced Messrs. Sri Velamati, William Kominers, and Mike Goodwin, members of the applicant’s team, briefly discussed the proposed site plan, and concurred with the staff recommendation.

Mr. Sri Velamati of Tower Companies, and Mr. Mike Goodwin, architect for the applicant, offered a multi-media presentation and a video, and discussed in detail the proposed site plan, including design, architecture, open space, and amenities for the proposed buildings.

Ms. Joyce Hymes of 16th Street offered testimony.

There followed extensive Board discussion with questions to staff and the applicant’s representatives.

***8. Centra Care Middlebrook**

A. Preliminary Plan No. 11988271B: Request to amend an approved Preliminary Plan to change a use condition for a new Urgent Care Facility, and to analyze traffic, fire access, and stormwater management; 19825 Frederick Road SE of Middlebrook Road, Lot 4, 0.92 acres, C-3 Zone, Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

B. Site Plan No. 82008017A (including Final Forest Conservation Plan): Request to amend an approved Site Plan for a new 4,999 square foot Urgent Care Facility, 19825 Frederick Road SE of Middlebrook Road, Lot 4, on 0.92 acres; C-3 Zone; Germantown Employment Area Sector Plan.

Staff Recommendation: Approval with conditions and Adoption of Resolution

BOARD ACTION

Motion: **A. DREYFUSS/FANI-GONZALEZ**
 B. DREYFUSS/FANI-GONZALEZ

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

Nay:

Other: **WELLS-HARLEY, PRESLEY ABSENT**

Action: **A. Approved staff recommendation for approval, subject to conditions, as stated in the attached Resolution adopted at the meeting.**

B. Approved staff recommendation for approval, subject to conditions, as stated in the attached Resolution adopted at the meeting.

Planning Department staff offered a multi-media presentation and discussed the request to amend the approved preliminary and site plans, including the final forest conservation plan, for the Centra Care Middlebrook project. The proposed request is to abandon the existing use in order to establish a new Urgent Care facility, and to analyze the traffic impact, fire and emergency access, and stormwater management in connection with this application. The site is located on a 0.92-acre property on Frederick Road, southeast of Middlebrook Road in the Germantown Employment Area Sector Plan. Staff noted that the preliminary and site plans are in substantial conformance with the Sector Plan, and meet the requirements of the Commercial (C-3) Zone. Staff has not received any correspondence regarding this application. The applicant held a community meeting on October 16 during which no opposition to the proposed project was voiced. The

applicant also addressed the public's concerns regarding building height, medical waste disposal, and stormwater management on the site.

Ms. Soo Lee-Cho, attorney representing the applicant, Mr. Elliott Jamison, offered brief comments and concurred with the staff recommendation.

At the Board's request, Mr. Elliott Jamison, the applicant, also offered brief comments.

There followed a brief Board discussion with questions to staff.

4. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Director's Report – Planning Department Director Gwen Wright briefed the Board on the on-going Westbard Master Plan community outreach meetings organized by Planning staff. Ms. Wright reported on the first Winter Speakers Series event held yesterday evening in the auditorium with former Montgomery County Planning Board Chair Royce Hanson as the speaker. Planning staff is continuing work on the various Master Plans and Sector Plans previously discussed. Ms. Wright also mentioned a few upcoming events which Board members might be interested in attending.

**6. Approval of FY16 Non-Tax Supported Funds for Planning & Parks Departments
Review of Planning Department FY16 Budget**

BOARD ACTION

Motion: FANI-GONZALEZ/DREYFUSS

Vote:

Yea: 3-0

Nay:

Other: WELLS-HARLEY, PRESLEY ABSENT

Action: Approved the Planning Department FY16 Non-Tax supported Special Revenue Fund, and the Parks Department FY16 Enterprise Fund, Property Management Fund, Special Revenue Fund, Park Fund Estimated Revenue, and Capital Equipment Internal Service Fund.

Received briefing and discussed the Planning Department FY16 proposed budget, including the revisions and additions recommended by the Planning Board at the last Planning Board meeting. The Board also approved proposed FY16 Non-Tax Supported funds for the Planning Department and the Parks Department.