



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

AUG 15 2014

MCPB No. 14-67  
Preliminary Plan No. 12004055B  
Washington Christian Society  
Date of Hearing: July 24, 2014

**RESOLUTION**

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review amendments to preliminary plan applications; and

WHEREAS, on December 2, 2004, the Planning Board approved Preliminary Plan No. 120040550, Washington Christian Society, creating one lot on 59 acres of land in the Rural Cluster (RC) zone, for a private educational institution for grades K-12 with up to 1,140 students, 100 faculty/staff, and 12 faculty/staff housing units, located on the south side of Batchellors Forest Road, approximately 1,300 feet east of Georgia Avenue ("Subject Property"), in the Olney Master Plan area; and

WHEREAS, on February 26, 2009, the Planning Board approved an amendment to Preliminary Plan No. 120040550, designated Preliminary Plan No. 12004055A, Washington Christian Society, to revise the forest conservation easements on the Subject Property to accommodate additional right-of-way necessary for the inter-county connector; and

WHEREAS, on May 2, 2014, Bethel World Outreach Church, ("Applicant"), filed an application for approval of an amendment to the previously approved preliminary plan(s) to allow a house of worship with no weekday child daycare on the Subject Property in addition to the previously approved uses; and

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan No. 12004055B, Washington Christian Society, ("Preliminary Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 11, 2014, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 24, 2014, Staff presented the Application to the Planning Board as a consent item for its review and action, at which time the Planning Board

Approved as to  
Legal Sufficiency:

 7/16/14

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voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Preliminary Plan No. 12004055B, subject to the following revised condition:<sup>1</sup>

- 1) Approval under this Preliminary Plan is limited to a house of worship with no weekday child daycare and a private educational institution for grades K-12 with up to 1,149 students, 100 faculty/staff, and 12 faculty/staff housing units such that trips related to the proposed school (with the TMA referenced in Condition #2e contained in Planning Board Opinion dated May 6, 2005 for the Washington Christian Society) do not exceed 189 total peak-hour vehicle trips during the weekday morning peak-period and 91 total peak-hour vehicle trips during the weekday evening peak-period.

BE IT FURTHER RESOLVED, that all other preliminary plan conditions of approval for this project remain valid, unchanged and in full force and effect.

BE IT FURTHER RESOLVED, that having considered the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the revised condition of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan or as revised by previous amendments, and all findings not specifically addressed remain in effect.

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is AUG 15 2014 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

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<sup>1</sup> For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

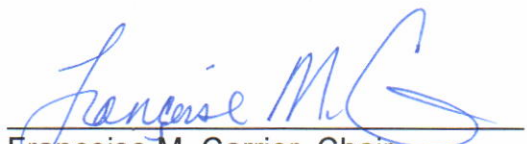


Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Wells-Harley, seconded by Commissioner Presley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Presley voting in favor, and Commissioner Anderson absent, at its regular meeting held on Thursday, July 24, 2014, in Silver Spring, Maryland.

  
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Françoise M. Carrier, Chair  
Montgomery County Planning Board