

Montgomery County Planning Board Action Summary

Thursday, March 23, 2006 Revised

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, www.mc-mncppc.org

This is an informal summary only. Final decisions will be available in the Board's approved minutes.

Staff

B. Mooney

Item 13 **Worksession on Maryland SoccerPlex Operations.** Boardmembers from the Maryland Soccer Foundation, Inc. (MSF) will brief the Planning Board on issues relating to: the business plan for the SoccerPlex including impacts of the Hendricks Foundation and Hendricks Family grants; operational and financial impacts of requested changes to the lease between MSF and M-NCPPC; and, current criteria for allocation of games - including future capacity that may result from lease changes and implementation of phases II and III. **Staff Recommendation:** *Discussion.*

There is no staff report for this item.

G. Kreger
Combine
Items 1, 2 & 3

Item 1 **Forest Conservation Plan for MR-05106-M-1:** Mandatory Referral for Montgomery College-Takoma Park/Silver Spring, Cultural Arts Center for Western Campus - Georgia Avenue and Burlington Avenue (MD 410), Silver Spring Central Business District, CBD-1 and I-1 zones – **Staff Recommendation:** *Approval.*

Planning Board Action/Decision Discussion only. No vote taken.

Approved

G. Kreger

Item 2 **Mandatory Referral MR-05106-M-1:** Montgomery College-Takoma Park/Silver Spring, Cultural Arts Center and Concept Plan for Western Campus - Georgia Avenue and Burlington Avenue (MD 410), Silver Spring Central Business District, CBD-1 and I-1 zones – **Staff Recommendation:** *Approve Mandatory Referral comments for transmission to Montgomery College.*

Approved with change to transmit comments to Montgomery College

S. James

Item 3 **AB 678: Proposed Abandonment of King Street:** Montgomery College-Takoma Park/Silver Spring Campus, Cultural Arts Center; east of its intersection with Georgia Avenue (US 29) – **Staff Recommendation:** *Approval with conditions.*

Approved

D. Kinney

Item *4 **Preliminary Plan No. 120060460 (formerly 1-06046) Bank of America – Woodmoor:** C-4 zone; 0.516 acres; 1 lot requested; 3,000 square foot bank; located in the northeast quadrant of

Deferred

		the intersection of Lexington Drive and University Boulevard (MD 193); Four Corners – Staff Recommendation: <i>Approval with conditions.</i>	
11:00 A.M. R. Kronenberg	Item *5	Site Plan Review No.8-20050290 (Formerly 8-05029), The Quarry: RMX-1/ TDR-6 zones; 13.31 acres; 97 multi-family dwelling units, including 15 MPDUs and 28 TDRs; on River Road, approximately 2000 feet west of Seven Locks Road; Potomac – Staff Recommendation: <i>Approval with conditions.</i>	Approved with change
M. Zamore Combine Items 6 & 7	Item *6	Preliminary Water Quality Plan - Local Map Amendment No. G-832: Ralph J. Duffie, applicant, requests rezoning of 37.176 acres of land from the R-200 zone to the PD-11 zone; located at lot 27 and lot 28 Garnkirk Farms Subdivision, Clarksburg – Staff Recommendation: <i>Approval.</i>	Denied
E. Tesfaye	Item 7	Local Map Amendment No. G-832: Ralph J. Duffie, applicant, requests rezoning of 37.176 acres of land from the R-200 zone to the PD-11 zone; located at lot 27 and lot 28 Garnkirk Farms Subdivision, Clarksburg – Staff Recommendation: <i>Approval.</i>	Denied
C. Conlon	Item *8	Preliminary Plan No. 120060530 (formerly 1-06053) Lawson Property: RE-2 zone; 30.98 acres; 7 lots requested; 7 one-family detached residential dwelling units; located on the northwest side of Ganley Road approximately 500 feet northeast of Barnesville Road; Boyds – Staff Recommendation: <i>Approval with conditions.</i>	Approved
C. Conlon	Item *9	Preliminary Plan No. 120060010 (formerly 1-06001) South Glen Road: RE-2 zone; 10.61 acres; 4 lots requested; 4 one-family detached residential dwelling units, including one existing to remain; located on the east side of South Glen Road approximately 2,000 feet north of Deep Glen Drive; Potomac – Staff Recommendation: <i>Approval with conditions.</i>	Approved
R. Weaver	Item *10	Record Plats	
		Subdivision Plat No. 220060250 – Freedom Forest: RE-2 zone; 1 lot; located on the south side of Brink Road, between Leaman Lane and Glendevon Court; Agricultural Rural Open	Approved

Space – ***Staff Recommendation: Approval.***

		Subdivision Plat No. 220060150 – Gold Mine Crossing:	Approved
		RE-2 zone; 1 lot; located on the east side of Georgia Avenue, across from Gold Mine Road; Olney – <i>Staff Recommendation: Approval.</i>	
B. Mooney/ R. Krasnow	Item 11	Worksession and Action on Development Review Fees: The Development Review Division is expected to cover the cost of plan review through the collection of fees. The board will consider recommended fee increases based on the discussion held by the Planning Board on March 2, 2006. <i>Staff Recommendation: Approval of Recommended Fees.</i>	Approved recommended fees
F. Hamer	Item 12	Public Hearing on Proposed Planning Board Guidelines for Enforcement Actions – Recommended Guidelines for finding violations of development projects; assessing fines; and implementing plans of compliance – <i>Staff Recommendation – Approval of Guidelines.</i>	Guidelines not approved, need more staff work
J. Daniel	Item 14	Agricultural Initiatives: Regulations for sand mound use and Private Institutional Facilities (PIF)/residential densities; agricultural issues task force; and other development policies - <i>Staff Recommendation: Approval to Transmit to County Council, and further study of Child Lot Regulations, Super Transfer Development Rights (TDRs) and Buildable Land Transfer (BLT) Program.</i> (Note: This item has been added to the Planning Board’s agenda to accommodate County Council scheduling. Planning Department staff report will be available on the web the evening of Monday, March 20.)	Approved with changes to transmit comments to the County Council

Adjourned

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Please Note: Phrases in italics in the center column are Staff’s recommendations only. The Planning Board’s decisions and actions are noted in bold in the far right column. The Planning Board advises the Montgomery County Council and the Board of Appeals who make the final decisions on zoning and Special Exception cases.