

**Agenda for Montgomery County Planning Board Meeting
Thursday, April 11, 2002, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

<p>Roll Call Approval of Minutes: September 6, 2001 and October 11, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests</p>	
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GENERAL MEETING (*Third Floor Conference Room*)

A. Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. King Dairy Barn at South Germantown Recreational Park

Discussion of proposal to operate non-profit museum in King Dairy Barn

Staff Recommendation: Approval for a right-of-entry and interim use of the dairy barn at the South Germantown Recreational Park for the purpose of conducting interpretive tours for the public; approval for an endorsement of their long-range concept plan to convert the restored dairy barn to the King Dairy Mooseum; and approval for the Germantown Historical Society to enter into a long-term lease arrangement with Park and Planning to operate and maintain the dairy barn and conduct interpretive tours.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Preliminary and Final Water Quality Plan for Kingsley Wilderness School

I-3 Zone; intersection of Whelan Lane and MD 121 (Seneca Corrections Site), Clarksburg

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Mandatory Referral No. 02301-MCPS-1 - Kingsley Wilderness School

I-3 Zone; intersection of Whelan Lane and MD 121 (Seneca Corrections Site), Clarksburg

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Agricultural District Petition

Functional Master Plan for Agriculture and Rural Open Space – Creation of Maryland Agricultural Land Preservation Foundation (MALPF) Agricultural District:

- a. Howard F. Suddath; RDT Zone; 106.3 acres; Damascus Road, Gaithersburg.
- b. MDR Friendly Acres L.L.C., MDR Friendly Advice L.L.C., MDR Friendly Ahoy L.L.C., RDT Zone; 491.595 acres; Bucklodge Road, Boyds.

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Board of Appeals Petition No. S-2486 (Special Exception)

Riding Stable by Green Acres, LLC, applicant, requests a special exception for a riding stable to construct a horse facility including several equestrian related structures and related riding rings; RDT Zone; 15501 Partnership Road, Poolesville

(Action Required for Hearing of 04/24/02)

Staff Recommendation: Deferral/Denial. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Briefing on Transportation Model Work Program

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Board of Appeals Petition No. S-2500 (Special Exception)

Primary Montessori Day School, applicant, requests a special exception for a private educational institution for 150 children; R-200/TDR Zone; 1.95 acres; 14132-14149 Travilah Road, Potomac

(Action Required for Hearing of 4/19/02)

Staff Recommendation: Deferral/Denial.

(See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan Review No. 1-02052 – Pipkin Property

RE-1 Zone; 4.54 Acres; Four (4) Single-Family Detached Dwelling Units Proposed

Located in the Southwest Corner of Meadow View Drive and Green Meadows Road
Private Well and Private Septic

Policy Area: North Potomac

APPLICANT: Michael T. Rose Land Co., Inc
ENGINEER: Site Solutions
ATTORNEY: Holland and Knight

Staff Recommendation: Approval of Three (3) Lots Only, Subject to Conditions:

******* See Discussion and Conditions Enumerated in Staff Report *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Extension of the Validity Period for Preliminary Plan Review No. 1-98077 – Longacres Preserve**

RE-2 Zone; 39.1 Acres; Ten (10) Previously Approved Single-Family Detached Dwelling Units (Previously Approved)

Located on the South Side of River Road (MD 190) North and West of Pennyfield Lock Road

Community Water and Community Sewer

Policy Area: Rural (Darnestown) and Vicinity)

APPLICANT: Donald Franyo
ENGINEER: Dewberry and Davis

Staff Recommendation: Grant Six (6) Month Extension.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Preliminary Plan Review No. 1-02090 – Trundle Road Property

RDT Zone; 10.48 Acres; One (1) Single-Family Detached Dwelling Unit Proposed

Located on the East Side of Trundle Road, Approximately 800 Feet North of the Intersection with Club Hollow Road

Private Well and Private Septic

Policy Area: Rural (Poolesville and Vicinity)

APPLICANT: Clyde Stouffer
ENGINEER: O’Connell and Lawrence

Staff Recommendation: Approval, Pursuant to Section 59-C-9.74 (b)(2) for Parcel 317 Only and Subject to the Following Conditions:

- 1) A tree save/grading plan must be submitted MNCPPC technical staff prior to recordation of plat
- 2) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Agricultural and Open Space Master Plan unless otherwise designated on the preliminary plan
- 3) Applicant to submit a revised preliminary plan that shows driveway connection from the proposed house directly to Trundle Road to the west
- 4) Compliance with conditions of MCDPS (Health Dept.) septic approval
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) (or MDSHA) prior to issuance of access permits
- 6) Provide an affidavit to verify the availability of a TDR for each existing and proposed dwelling unit shown on the approved preliminary plan. Include a note referencing affidavit on record plat
- 7) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. **Board of Appeals Petition No. S-2482 (Special Exception)**

Montgomery County Career Fire Fighter Association, Inc., applicant, requests a special exception for a private club (a two-story, 20,000-square-foot building); RDT Zone; 75 acres; 24100 Stringtown Road, Clarksburg

(Action Required for Hearing of 5/6/02)

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: