

Montgomery County

Planning Board Action Summary

Thursday, November 3, 2005

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

Planning Board Action/Decision

- | | | | |
|------------------------------|-----|---|---|
| R. Kronenberg | *1. | Site Plan Review No. 82005001A, Silver Spring Gateway , CBD-2 Zone; 2.68 acres; east quadrant of the intersection of East-West Highway and Blair Mill Road; Silver Spring CBD – <i>Approval with conditions.</i> | Approved |
| D. Kinney | *2. | Preliminary Plan No. 120051090 – Jennings Property: R-200 Zone; 1.55 acres; 2 lots requested; 2 single-family detached dwelling units; located on the east side of Riffle Ford Road, approximately 200 feet southeast of the intersection of Riffle Ford Court and Riffle Ford Road; Potomac - <i>Approval with conditions.</i> | Approved with changes |
| R. Weaver | *3. | Record Plats | Approved |
| R. Krasnow | *4. | Continuation of Clarksburg Violation Hearings: Newland Communities, the developer of Clarksburg Town Center, and the builders at Clarksburg Town Center (Bozzuto, Craftstar, NV Homes, and Miller & Smith and Porten) will make a presentation to the Board in response to the additional violations alleged by the Clarksburg Town Center Advisory Committee (CTCAC). No public testimony will be accepted at this time, although persons in the audience may be asked questions.) | Planning Board heard testimony from the developer and builders. No vote taken. |
| J. Zyontz –
Combine 5 & 6 | 5. | Zoning Text Amendment No. 05-15 Introduced by the District Council; amend the Zoning Ordinance to establish a definition for the term “impervious surface; revise building coverage standards as a percentage of net lot area for RE1, RE2, Rural and RDT Zones; establish maximum impervious surface standards as a percentage of net lot area for; require the submission of site layout design under certain circumstances; grandfather certain lots from building coverage and impervious standards under certain circumstances; and generally amend building coverage and impervious surface standards – <i>Approval.</i> (Public testimony will be limited to 40 speakers. Persons wishing to speak are strongly | Recommended approval to transmit comments with changes to the County Council. |

encouraged to call in advance.)

6. **Comprehensive Water Supply and Sewerage Plan Amendments** (excluding the RDT Zone from the service extension policy for private institutional facility uses) – *Approval with comments.* **Recommended approval to transmit comments with changes to the County Council.**

Adjourned

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.