

# Montgomery County Planning Board Action Summary

Thursday, February 16, 2006

8787 Georgia Avenue, Silver Spring, MD 20910-3760, 301-495-4600, [www.mc-mncppc.org](http://www.mc-mncppc.org)

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

<u>Staff</u>		<u>Planning Board Action/Decision</u>
F. Hamer	10. <b>Hearing on Legislation</b> to modify county development approval and implementation process. To get a copy of County Council's report go to <a href="http://www.montgomerycountymd.gov/content/council/compactets/060206/20060206_phed01-08.pdf">http://www.montgomerycountymd.gov/content/council/compactets/060206/20060206_phed01-08.pdf</a> .	<b>Discussion only. No vote taken.</b>
K. Kim Combine 1 & 2	1. <b>DPWT Facility Planning Study Phase I Recommendations - Longdraft Road - Transmit comments to Montgomery County Department of Public Works and Transportation (DPWT).</b>	<b>Postponed</b>
D. Paine	2. <b>DPWT Facility Planning Study Phase I Recommendations - Redland Road Sidewalk - Transmit comments to Montgomery County Department of Public Works and Transportation (DPWT).</b>	<b>Approved</b>
D. Kinney	*3. <b>Preliminary Plan No. 120060210 - Domingo Property (Resubdivision):</b> R-60 zone; 0.662 acres; 3 lots requested; 3 one-family detached dwelling units, including two existing to remain; located in the southeast quadrant of the intersection of Grosvenor Lane and Broad Street; North Bethesda/Garrett Park - <i>Approval with conditions.</i>	<b>Approved with changes</b>
R. Weaver	*4. <b>Preliminary Plan No. 120050310 and Preliminary/Final Water Quality Plan - Piney Glen Farms (Resubdivision):</b> RE-2 zone; 12.4 acres; 5 lots requested; 5 one-family detached dwelling units, including one existing to remain; located on the west side of Piney Glen Lane approximately 300 feet south of Piney Glen Court; Potomac - <i>Approval with conditions.</i>	<b>Deferred</b>
R. Weaver	*5. <b>Record Plats</b> <b>Subdivision Plat No. 220060370 - Jordan &amp; Smith's Addition to Silver Spring:</b> CBD-0.5 zone; 1 lot; located on the southeast quadrant of intersection of Cedar Street and Pershing Drive; Silver Spring CBD - <i>Approval.</i>	<b>Postponed</b>
	<b>Subdivision Plat No. 220060850 - Seneca Highlands:</b> R-200 zone; 3 outlots; located on the east side of Eden Rock Court, approximately 200 feet northeast of Darnestown Road; Potomac - <i>Approval.</i>	<b>Approved</b>

- Subdivision Plat No. 220061080 – R.B. Detrick’s Subdivision of Kensington:**  
 C-2 zone; 1 lot; located on the southeast quadrant of Howard Avenue and Connecticut Avenue; Kensington-Wheaton – *Approval.*
- G. Wright 11. **Continuation of Planning Board Worksession and Action of July 7, 2005 – Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation:** COMSAT Laboratories, 22300 Comsat Drive, Clarksburg – for the purpose of making a decision about forwarding this amendment to the Montgomery County Council. (No public testimony will be taken at this time. Written testimony regarding this issue may be sent to the Board prior to the continued worksession.) **Approved to transmit recommendations to County Council**
- R. Weaver \*6. **Preliminary Plan No. 120040640 (formerly 1-04064) – Ganassa Property:** RDT zone; 81.72 acres; 8 lots requested, including 5 child lots pursuant to Section 59-C-9.74 of the Montgomery County Code; 8 one-family detached dwelling units, including one existing to remain; located on the west side of Halterman Road approximately 2,000 feet north of New Hampshire Avenue (MD 650); Damascus – *Approval with conditions.* **Deferred**
- G. Russ Combine 7, 8 & 9 7. **Zoning Text Amendment No. 06-01** Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to amend the Rural Village Center Overlay Zone; and generally amend the Rural Village Center Overlay Zone – *Approval.* **Approved**
8. **Zoning Text Amendment No. 06-02** Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to amend the Mixed-Use Town Center Zone; and generally amend the Mixed-Use Town Center Zone – *Approval.* **Approved**
9. **Zoning Text Amendment No. 06-03** Introduced by District Council at the request of the Planning Board; amend the Zoning Ordinance to establish a new Rural Neighborhood Cluster/TDR Zone; and generally amend the Rural Density Transfer Zone – *Approval.* **Approved**
- 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.