

# Montgomery County Planning Board Action Summary

## Thursday, February 23 Revised, 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.

**Staff**

**Planning Board Action/Decision**

R. Krasnow

1. **Update: Clarksburg Town Center Mediation Process** – The parties to the Clarksburg Town Center Mediation have requested a 45 day continuance of the Planning's Board's proceedings concerning alleged site plan violations in order to have time to conclude the mediation. The Board has requested that the parties provide an update on the status of the mediation in order to better understand why the continuance is merited. Representatives of the Clarksburg Town Center Advisory Committee (CTCAC) and the developer (Newlands) will both speak. **(No public testimony will be taken at this time.)**

**Approved to extend mediation 60 days to April 6**

M. Pfefferle

2. **Amendment to Final Forest Conservation Plan 8-94027:** R-200 zone; removal of an existing 0.24 acre foot Forest Conservation Easement that spans property lines shared by lot 31 and outlot "B"; mitigated by preserving 0.48 acres off-site; intersection of Darnestown Road and Eden Rock Court; Darnestown – *Staff Recommendation: Approval with conditions.*

**Approved with changes**

M. Venzke

3. **Synthetic turf candidate field site selection process and criteria, public outreach strategy** – *Staff Recommendation: Approval of site selection criteria and public outreach.*

**Approved with changes**

F. Hamer

4. **Worksession on Legislation** to modify county development approval and implementation process. To get **Discussion completed on 2/16/06** to [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov). (No public testimony will be taken at this time.)

**Briefing only. No vote taken.**

R. Kronenberg

- \*5. **Project Plan Review No. 9-06002, 8021 Georgia Avenue:** CBD-1 zone; 1.88 acres; 210 multi-family dwelling units, including 27 Moderately Priced Dwelling Units (MPDUs); northeast quadrant of the intersection of Georgia Avenue (MD 97) and Burlington Avenue; Silver Spring CBD – *Staff Recommendation: Extension of review period.*

**Approved with changes**

R. Weaver

- \*6. **Preliminary Plan No. 120060520, 7-Eleven Derwood:** I-1 zone; 0.91 acres; 1 lot requested; 3,132

**Approved**

square feet of retail use; located in the northwest quadrant of the intersection of Derwood Circle and Cecil Street; Upper Rock Creek – *Staff Recommendation: Approval with conditions.*

R. Weaver

\*7. **Record Plats**

**Approved**

**Subdivision Plat Nos. 220060720 to 220060790, Rock Creek Ridge:**

RNC zone; 24 lots and 9 parcels; 24 one-family detached dwelling units and 9 parcels; located on Needwood Road, 1300 feet southwest of Muncaster Mill Road; Upper Rock Creek – *Staff Recommendation: Approval.*

**Subdivision Plat No. 220061100, H.M. Martins Third Addition to Chevy Chase:**

R-60 zone; 1 lot; 1 single-family detached dwelling unit; located on Raymond Street, approximately 300 feet northeast of Brookville Road; Bethesda-Chevy Chase – *Staff Recommendation: Approval.*

**Subdivision Plat No. 220060470 Musgrove Park:**

R-90 zone; 2 lots; 2 one-family detached dwelling units; located on the south side of Arcola Avenue, approximately 175 feet east of Orebaugh Avenue; Kensington-Wheaton – *Staff Recommendation: Approval.*

G. Russ

8. **Zoning Text Amendment No. 06-04** Introduced by Councilmember Praisner; amend the Zoning Ordinance to clarify the circumstances for subdivision of a one-family residential lot in the rural open space area of the Rural Neighborhood Cluster (RNC) zone and to require all publicly held or privately held land in the rural open space area of the RNC zone to be preserved in perpetuity by easement or covenant; and generally amend the RNC zone – *Staff Recommendation: Denial.*

**Postponed to March 2**

M. Riley

11. **Briefing on Status of Maryland Soccerplex**, located at South Germantown Recreational Park.

**Discussion only. No vote taken.**

R. Krasnow  
Combine 9 &  
10

9. **Threshold Hearing: Failure to Comply (building height)** with respect to Site Plan No. 820030410 (formerly 8-03041) **Maple Ridge Townhomes** (also known as Seaton Square): RT-8 zone; located on Lockwood Drive, approximately 250 feet north of Northwest Drive; White Oak – *Staff Recommendation: Finding of Violation.* Continued from Planning Board Hearing December 15, 2005.

**See action on item 10**

- 
10. **Plan of Compliance Hearing** (in the event that violations are found for the item above) with respect to Site Plan No. 820030410 (formerly 8-03041) **Maple Ridge Townhomes**, (also known as Seaton Square): RT-8 zone; located on Lockwood Drive, approximately 250 feet north of Northwest Drive; White Oak – *Staff Recommendation: Assess fine.* **Accepted a Plan of Compliance proffered by the builder to pay \$276,750.**

**ADJOURN**

\*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.