

**Agenda for Montgomery County Planning Board Meeting
Thursday, January 10, 9:30 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: July 26, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. Transportation Policy Report

Worksession #4

(Note: No public testimony will be taken at this time.)

Staff Recommendation: Discussion.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Hoyles Mill Diabase – South

Authorization to negotiate and accept a Deed with Easement for the acquisition of a Legacy Open Space site containing 800 acres, more or less, unimproved near Boyds, Maryland, from The Trust for Public Land

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals Petition No. S-2503 (Special Exception)

Holton Arms School, applicant, requests a special exception for a child day care (summer Camp) use; R-200/R-90 Zones; 7303 River Road, Bethesda

(Action required for Hearing of 01-16-02)

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Zoning Text Amendment No. 01-12

Introduced by Councilmembers Berlage, Denis and Silverman: amend the Zoning Ordinance to require residential development in the C-2 Zone pursuant to Section 59-C-4.351(b) to provide Moderately Priced Dwelling Units in accordance with the provisions of Chapter 25A

(Action required for Hearing of 01-22-02)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Preliminary Plan Review No. 1-02040 – North Germantown, Parcel H**

OM Zone; 1.94 Acres; One (1) Lot Requested (58,170 Square Feet Office Building);
Community Water and Community Sewer

Located on the East Side Crystal Rock Drive, Approximately 180 Feet South of Germantown Road (MD 118)

Policy Area: Germantown West

APPLICANT: WM&F Crystal Rock LLC
ENGINEER: Macris, Hendricks & Glascock

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Approval under this preliminary plan is limited to a maximum of 58,170 square feet of office and that the applicant/developer pays the cost necessary to re-designate the exclusive right-turn lane to a through/right choice lane on southbound MD 118 at Middlebrook Road
- (2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit
- (3) Conditions of MCDPS stormwater management approval
- (4) Access and improvements as required to be reviewed and approved by MCDPW&T prior to issuance of building permit
- (5) Final landscape, lighting, and parking facilities plan to be submitted for review at site plan
- (6) No clearing, grading, or release of building permit until site plan signature set approval
- (7) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one months from the date of mailing of the Planning Board opinion
- (8) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Site Plan Review No. 8-02012 – North Germantown, Parcel H

OM Zone; 58,170 gross square feet commercial office; on the east side of Crystal Rock Drive, approximately 180 feet south of Germantown Road (MD 118); Germantown

APPLICANT: WM & F Crystal Rock, LLC
ENGINEER: Macris, Hendricks & Glascock, P.A.

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Site Plan Review No. 8-02016 – Easter Seal – Silver Spring

CBD-R1 Zone; 49,680 gross square feet of senior day care, child day care, administrative offices/child day care; southeast quadrant, intersection of Spring Street and Second Avenue; Silver Spring & Vicinity – PA-36

APPLICANT: Easter Seal Society For Disabled Children & Adults, Inc.
ENGINEER: CAS Engineering

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Site Plan Review No. 8-02015 – Westfall/Blalock Property

R-200 Zone; 69 one-family homes, including 9 Moderately Priced Dwelling Units (MPDU's); on Hoyles Mill Road, 7,000 feet west of Schaeffer Road; Germantown & Vicinity – PA-19

APPLICANT: Rocky Gorge Enterprises
ENGINEER: Dewberry & Davis LLC

Staff Recommendation: Approval with conditions. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Abandonment Petition AB 652

Abandonment of a portion of Blair Mill Road

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Board of Appeals Petition No. S-2477 (Special Exception for a Telecommunication Facility)

AT&T Wireless Services, applicant, requests a special exception for a telecommunication facility including a 134-ft monopole, 12 antennas, and a 12'x28' shelter; 175 acres, RDT Zone, Hawkins Creamery Road at Laytonsville Road (MD 108), Laytonsville

(Action required for Hearing of 01-18-02)

Staff Recommendation: ~~Denial~~ (See staff report)

APPROVAL WITH CONDITIONS

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. **Pre-Preliminary Plan Review No. 7-99050 -- Brooks Property**

RC Zone; 30.1 Acres; Six (6) lots Requested (Single-Family Detached Dwelling Units)
Private Well and Private Septic

Located on the Northern Terminus of Oak Hill Road

Policy Area: Cloverly

APPLICANT: Oak Hill L.L.C.
ENGINEER: Capital Design Development Inc.

Staff Recommendation: No Objection to the Submission of a Preliminary Plan Application
Dependent Upon the Application Complying With All the Provisions of Chapter 50,
Subdivision Regulations.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Preliminary Plan Review No. 1-02019 – Payne Farm

RE-2 Zone; 7.3 Acres; Three (3) Lots Requested (Single-Family Detached Dwelling Units)
Private Well and Community Sewer

Located on the North Side of Query Mill Road, Approximately 2,700 Feet East of Esworthy Road

Policy Area: Rural (Travilah)

APPLICANT: Hopkins & Porter
ENGINEER: O’Connell & Lawrence Inc.
ATTORNEY: Miller, Miller & Canby

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (2) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- (3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Potomac Master Plan unless otherwise designated on the preliminary plan
- (4) Record plat to provide for final dedication for Query Mill Road
- (5) Record plat to reflect common ingress/egress easements over all shared driveways
- (6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (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) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (9) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. 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: