

**Agenda for Montgomery County Planning Board Meeting
Thursday, May 30, 2002, 1:00 p.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: January 3, 2002 Commissioners' Reports Directors' Reports Reconsideration Requests	
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GENERAL MEETING (*Third Floor Conference Room*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a)(7) (consult with counsel to obtain legal advice)*
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a)(4) (proposal for a business to locate, expand or remain in the State)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Rustic Roads Functional Master Plan Amendment (Revised Staff Draft)

Presentation and review of revised Staff Draft

Staff Recommendation: Approve Staff Draft as a Public Hearing Draft and set Public Hearing date.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Zoning Text Amendment No. 02-05

Introduced by District Council at request of Planning Board; amend the Zoning Ordinance to revise the Planned Retirement Community (PRC) Zone

(Action Required for Hearing of 06/04/02)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Zoning Text Amendment 02-06

Introduced by Councilmembers Praisner and Berlage; amend the Cherry Hill Employment Overlay Zone to permit research and development activities as a by right use

(Action Required for Hearing of 06/04/02)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. County Executive's Recommended Environmental Policy

Staff Recommendation: Transmit comments to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Board of Appeals Petition No. S-2510 (Special Exception)

Clifford Hall and Diana Post, applicants, request a special exception for a charitable and philanthropic institution; RE-1 Zone; 48,427 square feet; 11701 Berwick Road, Silver Spring

(Action Required for Hearing of 06/19/02)

Staff Recommendation: Approval with conditions.

(See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-02085 – Burdettes Property

RE-2 Zone; 3.22 Acres; One (1) Lot Proposed (Single-Family Detached Dwelling Unit)

Located on the Southwest Side of Woodfield Road (MD 124), Approximately 200 Feet North of Pleasant View Road

Community Water & Private Septic

Policy Area: Damascus

APPLICANT: Amadu Forna
ENGINEER: Tri-County Surveys Inc

Staff Recommendation: Approval of Preliminary Plan and Grant Waiver of Frontage Pursuant to Section 50-29(2) Subject to the Following Conditions:

- (1) Record plat to show delineation of a Category I conservation easement
- (2) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (3) Access and improvements, as required, to be approved by MCDPWT prior to recordation of plat(s)
- (4) 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
- (5) Record plat to reflect common ingress/egress easements over all shared driveways
- (6) 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
- (7) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Preliminary Plan Review No. 1-02091 – Polo Club Estates
(Resubdivision)**

RE-2 Zone; 10.1 Acres; Five (5) Lots Proposed (Single-Family Detached Dwelling Units);
Three (3) Existing Lots

Located on the North Side of Glen Road, Approximately 3, 000 Feet West of the Intersection
with Travilah Road

Private Well & Private Septic

Policy Area: Potomac

APPLICANT: Richard Grodsky

ENGINEER: P.G. Associates

Staff Recommendation: Approval of Preliminary Plan, Pursuant to Section 50-29 (b)(2)
Subject to the Following Conditions:

*******See Conditions Enumerated in Staff Report*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 1-02100 - Muncaster Manor
(Resubdivision)**

RE-1 Zone; 18.75 Acres; Two (2) Lots (Single-Family Detached Dwelling Units); One Existing Single-Family Dwelling Unit

Private Well & Private Septic

Located On the West Side of Rolling Drive, Approximately 1,500 Feet West of Muncaster Road

Policy Area: Upper Rock Creek

APPLICANT: Richard Mills

ENGINEER: Macris, Hendricks & Glascock

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) Compliance with the conditions of MCDPS stormwater management approval
- (4) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (5) Prior to ratification of any sales contract, applicant must notify future purchasers of the proposed lots of the local park that will be developed towards the eastern side of the properties. A copy of said notice must be delivered to the Countywide Planning Division's Park Planning and Resource Analysis unit of M-NCPPC
- (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

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8. **Preliminary Plan Review No. 1-02100 - Muncaster Manor (Resubdivision) -
Continued**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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9. 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: