

Agenda for Montgomery County Planning Board Meeting  
**Thursday, March 13, 2003, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call  
Approval of Minutes:

Commissioners' Reports  
Directors' Reports  
Reconsideration Requests

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**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Biannual
- C. *Closed Session: Pursuant to Maryland State Code Section 10-508(a) (13): (to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter): Topic: Approval of Closed Session minutes.*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**1. Placement and Continuation of Land in Reservation for Public Park Use**

- (1) Piney Grove Serpentine Barrens Conservation Park
- (2) Callithea Farm Special Park
- (3) Brookdale Neighborhood Park
- (4) Ten-Mile Creek Greenway

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**2. Local Map Amendment G-803: J. Kirby Development, LLC**

Rezoning from C-1 and R-200 Zones to the PD-9 Zone, 100 units, 4.85 acres, 18301 Georgia Avenue, Olney.

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**3. Schematic Development Plan Amendment (DPA-03-01)**

CVS, Inc. applicant, Amend Approved Schematic Development Plan to change land use from 6,000 square foot restaurant to 10,880 square foot drug store use, C-3 Zone, 19901 Frederick Road, Germantown

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**4. Upper Rock Creek Area Master Plan Worksession #6: Housing and Land Use –**

**Staff Recommendation:** Discussion.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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5. **Zoning Text Amendment No. 03-02 (Continued from 3/6/03 Planning Board Agenda)**

to add definitions for certain dry cleaning and laundering terms and allowing certain dry cleaning and laundering operations by right in certain zones, subject to certain standards

**Staff Recommendation:** Approval with modifications.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **Site Plan Review No. 8-03007, Cloverleaf Center Century Technology Campus**

I-3 Zone; 156,000 gross square feet of new commercial office space and 342,500 gross square feet of existing office space for a total of 499,000 gross square feet office space; On Century Boulevard, approximately 2,000 feet Southeast of Father Hurley Boulevard; Germantown & Vicinity, PA-19

APPLICANT: Century Technology, LLC

ENGINEER: Macris, Hendricks & Glascock, P.A.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Preliminary Plan Review No. 1-03051 – Bannockburn Heights (Resubdivision)**

R-200 Zone; Two (2) Lots (Two (2) Single Family Detached Dwelling Units); 1.55 Acres

Located on the Southwest Side of River Road (MD 190), between Orkney Parkway and  
Braeburn Parkway

Community Water and Community Sewer

Policy Area: Bethesda Chevy Chase

Applicant: Allen S. Khalatabari

Engineer: Witmer and Associates

**Staff Recommendation:** Deny, Pursuant to Section 50-29 (b)(2) of the Montgomery  
County Subdivision Regulations

\*\*\*\*\* See Staff Report for Discussion \*\*\*\*\*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

8. **Pre-Preliminary Plan Review No. 7-03020 – Summer Hill**

R-90 Zone; Four (4) Lots (Four (4) Single Family Detached Dwelling Units); 5.00 Acres

Located at the Southern Terminus of Summer Hill Drive, Approximately 200 Feet South of Summer Hill Court Intersection  
Community Water and Community Sewer

Policy Area: Fairland/White Oak

Applicant: John Wang

Engineer: Macris, Hendricks and Glascock

**Staff Recommendation:** No Objection to the submission of a preliminary plan application, dependent upon the application complying with all provisions of Chapter 50, Subdivision Regulations

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Request for Waiver Pursuant to Section 50-38 of the Subdivision Regulations for SRW-03004 - Norbeck Country Club**

RE-1 Zone; One (1) Parcel (Existing Country Club); 198.68 Acres

Located on the West Side of Cashell Road, Approximately 300 Feet South of Intersection With Bready Road

Policy Area: Olney

Applicant: Norbeck Country Club

Engineer: Site Solutions

**Staff Recommendation:** Deny Waiver Request Pursuant to Section 50-38(a)(1) of the Subdivision Regulations

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Preliminary Plan No 1-03009 – Burgundy Park**

I-2 and I-4 Zones; 9.93 Acres; One (1) Lot Previously Approved (117,875 Square Feet of Warehouse Space)

Community Sewer and Community Water

Located on the East Side of Southlawn Lane, Approximately 300 Feet South of Southlawn Court

Policy Area: Derwood

Applicant: F.D.R. Srour Partnership

Engineer: A.E.S. Associates

Attorney: DuFour and Kolhoss

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) Limit the preliminary plan for up to 117,875 square feet of warehouse space at the size shown on the latest plan dated November 9, 2002 and for the land use analyzed in the traffic study
- 2) In lieu of satisfying the original APF improvements required for the Preliminary Plan No. 1-88333, Srour Property, pay a pro-rata share towards:

Construction of an exclusive right-turn lane from southbound Southlawn Lane to westbound East Gude Drive (i.e., towards Frederick Road (MD 355) with modifications to the traffic signal at the intersection of Southlawn Drive and East Gude Drive.

*The required improvement is part of the following:*

- *The required intersection improvement of the City of Rockville's Special Exception Case No. SPX 99-0279, Shannon Allcock, applicant (Louis Fanaroff, owner) for an automobile filling station (i.e., Chevron) with a convenience store. The applicant was also required to dedicate the right-of-way for the right-turn lane along their Southlawn Lane frontage. The proposed Chevron station was Annexation Case No. ANX97-00124 and is now a pending Use Permit No. 2000-00622.*
  - *The Montgomery County Department of Public Works and Transportation's (DPWT) Capital Improvements Program (CIP) Project No. 507017, Intersection and Spot Improvements, subproject - East Gude Drive and Southlawn Lane*
- 3) 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. Conditions include submission and approval of a final forest conservation plan which includes forest restoration/enhancement measures within the designated stream valley buffer

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**Preliminary Plan No 1-03009 – Burgundy Park (continued)**

- 4) Prior to Montgomery County Planning Board release of building permit applicant shall pay to the Department of Park and Planning the sum of \$30,000, as required by the Contribution Agreement dated, April 30, 1990, between Farid Srour and the M-NCPPC. Applicant may deduct from the \$30,000 the cost of forest enhancement on the subject property implemented in that portion of the stream valley buffer within 75 feet of the stream bank
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval
- 6) 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
- 7) 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
- 8) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

11. The FOLLOWING **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

**NOT AVAILABLE FOR TIME OF PRINTING**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**