

**Agenda for Montgomery County Planning Board Meeting  
Thursday, October 23, 2003, 9:30 A.M.**

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Approval of Minutes: June 12, 2003 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. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (1) (Subject: To discuss personnel matters)*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Presentation of Staff Draft Countywide Bikeways Functional Master Plan**

Approve Staff Draft as Public Hearing Draft and schedule public hearing for December 11, 2003.

**Staff Recommendation:** Approve as Public Hearing Draft. (No public testimony will be taken at this time.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Local Map Amendment G-811: Joav Steinbach**

Reclassification of 1.84 acres from R-200 Zone to RT-6 Zone, Liberty Mill Road

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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3. **Montgomery County Planning Board Public Hearing, Worksession and Action on  
*Addition to the Locational Atlas and Index of Historic Sites:***

Sarah Loughborough Brown House, 5004 River Road - Demolition Permit Pending

**Staff Recommendation:** Add to the Locational Atlas.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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4. **Mandatory Referral No. 01814-DPWT-1: Silver Spring Green Trail**

**Staff Recommendation:** Approval with comments to DPWT.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

5. **FY05-FY10 Park CIP Worksession**

**Staff Recommendation:** Discussion. (No public testimony will be taken at this time.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **Board of Appeals Petition No. S-2582**

Sprint PCS/APC Realty and Equipment Company and the Potomac Conference of the Seventh Day Adventists for a telecommunications facility, 8425 Damascus Road, RDT Zone, Damascus Master Plan

**Staff Recommendation:** *Approval with conditions.*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Preliminary Plan No. 1-04013 - B.F. Leighton's Addition to Woodside (Resubdivision)**

R-60 Zone; Two (2) Lots Requested (One (1) Existing Single Family Detached Dwelling Unit and One (1) New Single Family Dwelling Unit Proposed); 0.52 Acres (22,651 Square Feet)

Community Sewer and Community Water

Located on the South Side of Grace Church Road, Approximately 300 Feet Southwest of Second Avenue

Policy Area: Silver Spring/Takoma Park

Applicant: Lyle R. Graser

Engineer: Landmark Engineering

**Staff Recommendation:** Approval, Pursuant to Section 50-29(b)(2) of the Subdivision Regulations, Subject to Conditions:

- (1) Prior to Planning Board release of building permit, applicant to provide a final tree protection plan for technical staff reviews and approval. Tree protection plan must include on-site tree protection measures prior to, during and after construction
- (2) Compliance with the conditions of approval of the MCDPS stormwater management approval
- (3) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- (4) Compliance with conditions of MCDPW&T letter dated October 15, 2003, unless otherwise amended
- (5) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (6) Other necessary easements.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**8. Preliminary Plan No. 1-01066 – North Glen Hills**

RE-1 Zone Two (2) Lots Requested (Single Family Detached Dwelling Units); 2.2625 acres

Private Sewer and Community Water

Located on the east end of Bratton Court, Approximately 500 feet south of Sunset Drive

Policy Area: Potomac

Applicant: The Haines Company

Engineer: PG Associates

**Staff Recommendation:** Approval, Including the Abandonment of Bratton Court, Subject to the Following Conditions:

- (1) 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, as appropriate
- (2) Conditions of MCDPS stormwater management approval
- (3) Prior to recording of plat, Planning Board approval of abandonment resolution for Bratton Court
- (4) Access and improvements to Bratton Drive, as required, to be reviewed and approved by MCDPW&T prior to recording of plat
- (5) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the planning board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (6) Other necessary easements.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

9. **Preliminary Plan No. 1-04006 – John Deere Acres**

Rural Density Transfer; One (1) lot Requested; 36.75 Acres

Private Sewer and Private Well

Located on the east side of Ridge Road (MD 27), approximately 2,000 feet northeast of Kemptown Road

Policy Area: Damascus

Applicant: John Deere Landscapers Inc.

Engineer: GLM Engineering

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

- (1) Approval under this preliminary plan is limited to a Horticultural Nursery and Landscape operation as defined and approved under Board of Appeals Case No. 1684. Any further modification or expansion to the existing operation may require further Planning Board review
- (2) All roads shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Damascus Master Plan, unless otherwise designated on the preliminary plan
- (3) Access and improvement to Ridge Roar (MD 27), as required, to be reviewed by MDSHA prior to the issuance of any building permits
- (4) 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, as appropriate
- (5) Record plat to reflect delineation of a Category I conservation easement over the areas of flood plain and stream valley buffer
- (6) The Adequate Public Facilities (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (7) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (8) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**10. Site Plan Review No. 8-03012, Traville Parcels I & J, including Final Water Quality Plan**

MXN Zone; 90,009 gross square feet commercial office; On Shady Grove Road, approximately 1,500 feet east of Silver Bell Terrace; Travilah & Vicinity, PA-25

APPLICANT: Willco Construction

ENGINEER: Loiederman Soltesz Associates

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



**11. Site Plan Review No. 8-02032A, Colesville Eckerd Drug Store #6328**

C-1 zone; 2.04 acres; Existing 3,200 gross square feet bank, including drive-in and proposed 14,000 gross square feet commercial retail on 2.04 acres; northeast quadrant, of the intersection of New Hampshire Avenue and Wolf Drive; Colesville – White Oak & Vicinity, PA-33

APPLICANT: Potomac Development Corp.

ENGINEER: VIKA, Inc.

**Staff Recommendation:** Approval with conditions.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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12. **The following record plat is recommended for APPROVAL**, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04069      Traville, Parcels A & B  
                  MXN Zone, 2 Parcels  
                  Community Water, Community Sewer  
                  Planning Area: Potomac Subregion  
                  Traville Park Development Corporation, Applicant

**Staff Recommendation:**

Pursuant to section 50-35A, the following minor subdivision plats are recommended for approval subject to the appropriate conditions of approval of the preliminary plans and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04067      Manor Park, Lot 200, Section 2  
                  R-200 Zone, 1 Lot  
                  Community Water, Community Sewer  
                  Planning Area: Aspen Hill  
                  Mr. Paul Amico, Applicant

2-04068      Woodside Park, Lot 2A, Block H  
                  R-60 Zone, 1 Lot  
                  Community Water, Community Sewer  
                  Planning Area: North Silver Spring  
                  Carole Levin, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**