

**Agenda for Montgomery County Planning Board Meeting
Thursday, January 19, 2006, 9:30 A.M.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: Thursday, November 17, 2005
Thursday, December 1, 2005
Thursday, December 8, 2005
Commissioners' Reports
Directors' Reports
Reconsideration Requests
Adoption of Opinions

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

- A. Administrative Items
- B. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(7)(consult with counsel to obtain legal advice) (Subject: Legislation)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. Status Report

Clarksburg Town Center - When the parties agreed to mediate the Clarksburg matter, the Board asked for an update in Mid-January. Representatives of Clarksburg Town Center Advisory Committee (CTCAC) and the developer will both speak.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Preliminary Plan Review No. 720060040 (Formerly 7-06004) Hallman Grove

R-200 and R-200/TDR Zones; 12.65 acres; 30 lots requested; 18 one-family detached and 12 one-family attached dwelling units, including 4 Moderately Priced Dwelling Units

Community water and community sewer

Located on Fellowship Lane approximately 1,600 feet west of Quince Orchard Road

Applicant: Hallman Grove LLC

Engineer: Site Solutions

Attorney: Linowes and Blocher

Planning Area: Potomac

Staff Recommendation: No objection to the submission of a preliminary plan

******* See Staff Memorandum for Discussion *******

2. **Preliminary Plan Review No. 720060040 (Formerly 7-06004) Hallman Grove (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. **Proposed Zoning Text Amendments**

(1) modify the Mixed-Use Town Center Zone, (2) modify the Rural Village Zone, and (3) create a new Rural Neighborhood Cluster-Transferable Development Rights Zone as recommended in the Planning Board Draft of the Damascus Master Plan

Staff Recommendation: Approval to transmit the attached Zoning Text Amendments to the District Council for Introduction

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Board of Appeals No. S-2656

Special Exception request by Baywood Hotels, Inc., applicant, to permit a hotel establishment; I-1 zone; located at 2200 Broadbirch Drive, Silver Spring

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Project Plan Review No. 920060020 (formerly 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 and Burlington Avenue; Silver Spring CBD

Staff Recommendation: Extension of review period

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Little Bennett Regional Park Issues and Outreach Recommendations

Staff Recommendation: Approval

(No public testimony will be taken at this time)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Project Plan Review No. 920050020 (formerly 9-05002), 8711 Georgia Avenue Office Building

CBD-2 zone; 152,740 gross square feet of development, including 148,278 square feet of office, and 4,462 square feet of general retail on 0.876 gross acres; on the east side of Georgia Avenue (MD 97), approximately 130 feet north of Cameron Street; Silver Spring CBD

Staff Recommendation: Approval with conditions

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Preliminary Plan Review No. 120060420 8711 Georgia Avenue (Zalco)**

CBD-2 Zone, optional method; 0.88 acres; 1 lot requested; 148,278 square feet of office space and 4,462 square feet of general retail

Community water and community sewer

Located on the east side of Georgia Avenue, approximately 100 feet north of Cameron Street

Applicant: 8711 Georgia Avenue LLP

Engineer: Loiderman Soltesz Associates, Inc.

Attorney: Linowes and Blocher

Planning Area: Silver Spring CBD Sector Plan

Staff Recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. **Preliminary Plan Review No. 120060150 (Formerly 1-06015) Edgemoor**

R-90 Zone; 0.39 acres; 1 lot and 1 outlot requested; 1 one-family detached dwelling unit

Community water and community sewer

Located at the northwest quadrant of Fairfax Road and the unimproved Elm Street right-of-way

Applicant: Sandy Spring Builders

Engineer: CAS Engineering

Attorney: Lech, Early & Brewer

Planning Area: Bethesda Chevy Chase

Staff Recommendation: Approval with conditions

******* See Staff Memorandum for Discussion *******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

10. Pre-preliminary Plan No. 720060150 – Lot 31

R-60 & CBD-1 Zones; 3.3 acres; 1 lot requested; 220 multi-family residential units, including 24 Moderately Priced Dwelling Units and 40,000 square feet of retail

Community water and community sewer

Located in the southeast and southwest quadrants of the intersection of Woodmont Avenue and Bethesda Avenue

Applicant: Lot 31 Associates, LLC

Engineer: Rodgers Consulting

Attorney: Linowes and Blocher

Planning Area: Bethesda Central Business District

Staff Recommendation: No objection to the submittal of further plans with appropriate traffic study and other necessary review information

******* See Staff Memorandum for Discussion*******

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

11. Zoning Text Amendment No. 05-22

Introduced by Councilmembers Denis and Perez: amend the Zoning Ordinance to allow property located within a Central Business District to be classified in the Transit Station-Mixed (TS-M) zone under certain circumstances; and generally amend provisions related to the TS-R and TS-M zones

Staff Recommendation: Transmit comments to County Council

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Record Plats

Staff Recommendation:

The following record plats are 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.

220060680	Yinger's Addition to Woodfield
to	Located at the southern terminus of Kimblehunt Place, approximately 200
220060690	feet south of Garfield Drive
	RE-2 Zone, 5 Lots, 2 Parcels
	Community Water, Private Septic
	Master Plan Area: Damascus
	George Hunt, Applicant

12. **Record Plats (continued)**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

13. **How the Montgomery County Planning Board Can Improve its Public Hearing Process**
– a special community input hearing

Staff Recommendation: Discussion

(Public Testimony Invited)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: