

Agenda for Montgomery County Planning Board Meeting  
**Thursday, March 23, 2006, 9:00 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call  
Approval of Minutes: February 23, 2006  
Commissioners' Report  
Directors' Reports (Planning Director)  
Adoption of Opinions

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

- A. **Subject:** *Approval of Closed Session Minutes - Closed Session pursuant to Maryland State Government Code Annotated Section (10-508)(a)(13), to comply with specific constitutional, statutory, or judicially imposed requirements that prevents public disclosures about a particular proceeding or matter.*

**Postponed**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**PLANNING BOARD MEETING** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

**13. Worksession on Maryland SoccerPlex Operations**

Boardmembers from the Maryland Soccer Foundation, Inc. (MSF) will brief the Planning Board on issues relating to: the business plan for the SoccerPlex including impacts of the Hendricks Foundation and Hendricks Family grants; operational and financial impacts of requested changes to the lease between MSF and M-NCPPC; and, current criteria for allocation of games - including future capacity that may result from lease changes and implementation of phases II and III.

**Staff Recommendation:** Discussion

**There is no staff report for this item**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Forest Conservation Plan for MR-05106-M-1**

Mandatory Referral for Montgomery College-Takoma Park/Silver Spring, Cultural Arts Center for Western Campus - Georgia Avenue and Burlington Avenue (MD 410), Silver Spring Central Business District, CBD-1 and I-1 zones

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Mandatory Referral MR-05106-M-1**

Montgomery College-Takoma Park/Silver Spring, Cultural Arts Center and Concept Plan for Western Campus - Georgia Avenue and Burlington Avenue (MD 410), Silver Spring Central Business District, CBD-1 and I-1 zones

**Staff Recommendation:** Approve Mandatory Referral comments for transmission to Montgomery College

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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3. **AB 678: Proposed Abandonment of King Street**

Montgomery College-Takoma Park/Silver Spring Campus, Cultural Arts Center; east of its intersection with Georgia Avenue (US 29)

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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4. **Preliminary Plan No. 120060460 (Formerly 1-06046) Bank of America – Woodmoor**

C-4 zone; 0.516 acres; 1 lot existing; 3,000 square foot bank

Community water, community sewer

Located on the northwest quadrant of the intersection of Lexington Drive and University Boulevard (MD 193)

Applicant: Bank of America

Engineer: Bohler Engineering

Attorney: Linowes and Blocher

Planning Area: Four Corners

**Staff Recommendation:** Approval with conditions

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

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**4. Preliminary Plan No. 120060460 (Formerly 1-06046) Bank of America – Woodmoor**  
(continued)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**5. Site Plan Review No.8-20050290 (Formerly 8-05029), The Quarry**

RMX-1/ TDR-6 zones; 13.31 acres; 97 multi-family dwelling units, including 15 MPDUs and 28 TDRs; on River Road, approximately 2000 feet west of Seven Locks Road; Potomac

**Staff Recommendation:** Approval with conditions

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**LUNCH (PUBLIC SAFETY AWARDS LUNCHEON, NORTH BETHESDA CONFERENCE CENTER)**

**PLANNING BOARD MEETING CONTINUES** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

**6. Preliminary Water Quality Plan - Local Map Amendment No. G-832**

Ralph J. Duffie, applicant, requests rezoning of 37.176 acres of land from the R-200 zone to the PD-11 zone; located at lot 27 and lot 28 Garnkirk Farms Subdivision, Clarksburg

**Staff Recommendation:** Approval

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**7. Local Map Amendment No. G-832**

Ralph J. Duffie, applicant, requests rezoning of 37.176 acres of land from the R-200 zone to the PD-11 zone; located at lot 27 and lot 28 Garnkirk Farms Subdivision, Clarksburg

**Staff Recommendation:** Approval

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7. **Local Map Amendment No. G-832 (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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8. **Preliminary Plan No. 120060530 (formerly 1-06053) Lawson Property**

RE-2 zone; 30.98 acres; 7 lots; 7 one-family detached residential dwellings

Private well, private septic

Located on the northwest side of Ganley Road approximately 500 feet northeast of Barnesville Road

Applicant: Holly Ridge Development, LLC

Engineer: Patton Harris Rust & Associates

Planning Area: Boyds

**Staff Recommendation:** Approval with conditions

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

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8. **Preliminary Plan No. 120060530 (formerly 1-06053) Lawson Property (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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9. **Preliminary Plan No. 120060010 (formerly 1-06001) South Glen Road**

RE-2 zone; 10.61 acres; 4 lots; 4 one-family detached residential dwellings

Community water, community sewer

Located on the east side of South Glen Road approximately 2,000 feet north of Deep Glen Drive

Applicant: Jhong S. Lee

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

Planning Area: Potomac

**Staff Recommendation:** Approval with conditions

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**



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10. **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.

**220060250 Freedom Forest**

Located in the south side of Brink Rd., between Leaman Lane and Glendevon Court  
RE-2 Zone, 1 Lot  
Private Well, Private Septic  
Master Plan Area: Agricultural & Rural Open Space  
TWS Land Barons, LLP Applicant

**220060150 Gold Mine Crossing**

Located on the east side of Georgia Avenue, across from Gold Mine Road  
RE-2 Zone, 1 Lot  
Private Well and Private Septic  
Planning Area: Olney  
Heller Enterprises, Inc., Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**11. Worksession and Action on Development Review Fees**

The Development Review Division is expected to cover the cost of plan review through the collection of fees. The board will consider recommended fee increases based on the discussion held by the Planning Board on March 2, 2006

**Staff Recommendation:** Approval of Recommended Fees

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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**12. Public Hearing on Proposed Planning Board Guidelines for Enforcement Act**

Recommended Guidelines for finding violations of development projects; assessing fines; and implementing plans of compliance

**Staff Recommendation:** Approval of Guidelines

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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14. **Agricultural Initiatives:** Regulations for sand mound use and Private Institutional Facilities (PIF)/residential densities; agricultural issues task force; and other development policies –

**Staff Recommendation:** *Approval to Transmit to County Council, and further study of Child Lot Regulations, Super Transfer Development Rights (TDRs) and Buildable Land Transfer (BLT) Program*

(**Note:** This item has been added to the Planning Board’s agenda to accommodate County Council scheduling. Planning Department staff report will be available on the web the evening of Monday, March 20.)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**