



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED

Thursday, May 25, 2006, 9:00 A.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, www.mc-mncppc.org

Important! For a variety of reasons, the **following agenda may change**, items may be postponed or added, and items may be heard later than the time indicated. The items are listed in the order to be heard. For the latest updated Planning Board agenda, please call 301-495-4600 or check the website, www.mcparkandplanning.org. The Planning Board encourages public testimony on individual agenda items unless noted otherwise and welcomes the participation of individuals with disabilities. *Italics* indicate staff's recommendation for Board action. Generally, government officials have seven minutes to testify, organizations have five minutes and individuals have three minutes. The Chairman may extend these time limits if necessary to assist the Board's deliberations. For information on meetings in progress, please call the recorded hotline at 301-495-1333.

9:00 A.M. PLANNING BOARD MEETING (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

9:00 A.M. REGULATORY ITEMS

Adoption of Opinions

D. Kinney Item *1 **Preliminary Plan No. 120060110, Haines Addition to Damascus:** RE-2 zone; 50.88 acres; 5 lots requested; 5 one-family detached dwelling units; located on the north side of Howard Chapel Drive, approximately 5,000 feet northeast of Main Street (MD 108); Damascus – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *2 **Preliminary Plan Amendment No. 12002032A (formerly 1-02032A Jones Property):** RDT zone; 250.11 acres; 1 additional lot requested, 9 previously approved; 1 one-family detached dwelling unit; located on the north side of Brink Road, approximately 2,150 feet west of Laytonsville Road (MD 108); Agricultural and Rural Open Space – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *3 **Record Plats**

Subdivision Plat No. 220061600, Sun Kissed Farm:

RDT zone; 1 lot; located on Bethesda Church Road, approximately 3,000 feet east of Clarksburg Road; Damascus – *Staff Recommendation: Approval.*

Subdivision Plat No. 220061640, Bonifant Heights:

R-200 zone; 2 lots and 1 outlot; located in the southwest quadrant of the intersection of Old Bonifant Road and New Hampshire Avenue; Cloverly – *Staff Recommendation: Approval.*

Record Plats (Continued)

Subdivision Plat No. 220061920, Khalilzadeh Estates:

R-200 zone; 2 lots; located on the east side of Falls Road, approximately 200 feet south of Glen Road; Potomac – *Staff Recommendation: Approval.*

Subdivision Plat No. 2200601820 – Kenilworth:

R-90 zone; 1 lot; located on the west side of Kensington Parkway, approximately 200 feet south of Inverness Drive; Bethesda-Chevy Chase – *Staff Recommendation: Approval.*

T. El-Baba Item 4 **Reconsideration Request**

- 1. Stoney Springs

Postponed

10:00 A.M.

OTHER BUSINESS

Approval of Minutes

G. Russ Item 5 **Zoning Text Amendment No. 06-09** Introduced by Councilmember Silverman; amend the Zoning Ordinance to provide a process for reclassification of a split-zoned property to a single zone classification; and to generally amend provisions related to a corrective map amendment – *Staff Recommendation: Transmit comments to County Council.*

L. Saville Item 6 **Agricultural District Petitions** for Richard and Nancy Biggs; 137.8 acres; RDT zone; 28600 Ridge Road; Damascus; Bernice Doody Et Al, Trust; 165.02 acres; RDT zone; 11206 Mountain View Road; Damascus; and Lonnie W. Luther; 145.1 acres; RDT zone; 28711 Clarksburg Road; Damascus – *Staff Recommendation: Approval.*

C. Nelson Item 7 **Mandatory Referral No. 06601-MCPS-1, Sherwood High School:** 16 Classroom Addition; RNC zone; 300 Olney-Sandy Spring Road; Sandy Spring/Ashton Master Plan – *Staff Recommendation: Transmit comments to Montgomery County Public Schools.*

G. Russ Item 8 **Zoning Text Amendment No. 06-10:** Introduced by Councilmembers Praisner and Silverman; amend the Zoning Ordinance to revise the definition of “Building, accessory”; to limit the size of an accessory building in relation to the size of the main building; to require accessory buildings of a certain size to be approved by the Board of Appeals; to establish standards for Board of Appeals review of an accessory building; and to generally amend the definition and standards for an accessory building – *Staff Recommendation: Transmit comments to County Council.*

(This was on the MCPB Agenda for 5/4/06 as Item #13, and 5/11/06 as Item #19)

12:15 P.M.

LUNCH

1:30 P.M.

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

1:30 P.M. **ROUNDTABLE DISCUSSION** (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

(No public testimony will be taken at this time.)

- Commissioners' Report
- Director's Report (Planning Director)
- Discussion of priority setting and FY 07 work program

5:00 P.M. **DINNER** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)
Kensington Town Council: Circle Manor and open discussion.

7:00 P.M. Item 9 **Public Hearing: Rules of Procedure, Memorandum of Understanding with the Department of Permits, Inspections and Code Enforcement Public Hearing Process.**
D. Daniel

Postponed

ADJOURN

*Maryland law and the Planning Board's Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board's public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Notices and Reminders

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| May | 22 - | 7:15 p.m., | Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown |
| | 23 - | 5:00 p.m., | Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale |
| | 24 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 25 - | 9:30 a.m., | Montgomery County Planning Board Meeting, Brookside Gardens, Visitors Center, 1800 Glenallan Avenue, Wheaton |
| | 29 - | OFFICE CLOSED | |
| June | 1 - | 9:00 a.m., | Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 1 - | 7:00 p.m., | Montgomery County Planning Board Meeting continues in Rockville - County Council Office Building, 7 th Floor Hearing Room, 100 Maryland Ave., Rockville |
| | 5 - | 7:00 p.m., | County-wide Recreation Advisory Board, Recreation Administrative Offices, 4010 Randolph Road, Conference Room 300, Silver Spring |
| | 6 - | 10:00 a.m., | Retirement Board of Trustees, ERS/Merit Board Conference Room |
| | 7 - | 8:30 a.m., | Keep Montgomery County Beautiful (KMCB) Taskforce Meeting, Executive Office Building (EOB) 101 Monroe Street, 10 th Floor, Rockville |
| | 7 - | 7:15 p.m., | East County Citizens Advisory Board, Eastern Montgomery Regional Services Center, 3300 Briggs Chaney Road, Silver Spring |
| | 7 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 8 - | 9:00 a.m., | Montgomery County Planning Board, General Meeting, MRO Auditorium 8787 Georgia Avenue, Silver Spring |
| 8 - | 7:00 p.m., | Mid-County Recreation Advisory Board, Recreation Administrative Offices, Room 300, 4010 Randolph Road, Silver Spring | |
| 12 - | 7:00 p.m., | Silver Spring Citizens Advisory Board, Long Branch Library, | |

Notices and Reminders Continued

- 12 - 7:15 p.m., Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown
- 13 - 4:30 p.m., Wheaton Urban District Advisory Committee, Mid-County Services Center, 2424 Reddie Drive, 1st Floor Conference Room, Wheaton
- 13 - 7:00 p.m., East County Recreation Advisory Board, Fairland Community Center, 14906 Old Columbia Pike, Burtonsville
- 14 - 7:00 p.m., Silver Spring Recreation Advisory Board, Parkside Headquarters, 9500 Brunett Avenue, Silver Spring
- 15 - 9:00 a.m., Montgomery County Planning Board, General Meeting, MRO, 3rd Floor Conference Room, 8787 Georgia Avenue, Silver Spring
- 15 - 3:30 p.m., Silver Spring Urban District Advisory Board, Discovery Communication, 1 Discovery Place, Silver Spring
- 19 - 7:00 p.m., Western Montgomery County Citizen Advisory Board, Bethesda-Chevy Chase Regional Services Center, 4805 Edgemoor Lane, Bethesda
- 20 - 5:00 p.m., Merit System Board, ERS/Merit Board Conference Room, 6611 Kenilworth Avenue, Riverdale
- 20 - 7:00 p.m., Mid County Citizens Advisory Board, Mid-County Services Center, 2424 Reddie Drive, 1st Floor Conference Room, Wheaton
- 21 - 9:30 a.m., Full Commission Meeting, PRA, 6611 Kenilworth Avenue, Riverdale
- 21 - 7:00 p.m., Upcounty Region Recreation Advisory Board, Upcounty Region Recreation Office, Suite 1600, 12900 Middlebrook Road, Germantown
- 21 - Noon 25 – Year Employee Awards, Newton White Mansion, 2708 Enterprise Road Mitchellville
- 21 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring
- 22 - 9:30 a.m., Montgomery County Planning Board, General Meeting, MRO, 3rd Floor Conference Room, 8787 Georgia Avenue, Silver Spring
- 29 - 9:30 a.m., Montgomery County Planning Board Meeting, Brookside Gardens, Visitors Center, 1800 Glenallan Avenue, Wheaton

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Maryland Transit Administration invites you to Bi-County Transitway Study - Spring Open Houses**Silver Spring Area**

Monday, June 12, 2006
Holiday Inn Crowne Plaza
8787 Georgia Avenue
Silver Spring, MD 20910

Takoma / Langley Park Area

Wednesday, June 14, 2006
Langley Park Community Center
1500 Merrimac Drive
Hyattsville, MD 20783

Bethesda Area

Monday, June 19, 2006
Bethesda Chevy Chase High School (Cafeteria)
4301 East-West Highway
Bethesda, MD 20814

College Park / Riverdale / New Carrollton Area

Wednesday, June 21, 2006
College Park City Hall
Municipal Center Council Chambers
4500 Knox Road
College Park, MD 20740

Each open house will begin at 4:00 PM and end at 8:00 PM. There is no formal presentation so you can come and go at your convenience within the four-hour period to learn more about the plan in general, alternative alignments under consideration, and other aspects of this important project. Staff from the Maryland Transit Administration and their study team will be available to answer questions in an informal setting. For more information, including summaries of recent meetings with study area focus groups and recent study drawings, please visit the study web site at: www.bi-countytransitway.com.