



MONTGOMERY COUNTY PLANNING BOARD AGENDA

REVISED

Thursday, June 1, 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/Resolutions

D. Kinney Item *1 **Preliminary Plan No. 120060780, Shiloh Church Road:** Rural zone; 9.37 acres; 1 lot proposed; 1 one-family detached dwelling unit; located on the east side of Shiloh Church Road, approximately 2,800 feet south of Comus Road; Clarksburg – *Staff Recommendation: Approval with conditions.*

D. Kinney Item* 2 **Preliminary Plan No. 120060720, Bryant's Nursery Road:** RE-2 zone; 10.14 acres; 2 lot proposed; 2 one-family detached dwelling unit; located on the west side of Bryant's Nursery Road, approximately 200 feet north of Holly Grove Road; Cloverly – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *3 **Preliminary Plan No. 120060880, Avenel Lots 80 & 81, Block G (Resubdivision):** RE-2C zone; 4.03 acres; 2 lots proposed; 2 one-family detached dwelling units; located in the northwest quadrant of the intersection of Natelli Woods Lane and New London Drive; Potomac – *Staff Recommendation: Approval with conditions.*

R. Weaver Item *4 **Record Plats**

Subdivision Plat No. 220061630 – Rock Creek Palisades:

R-60 zone; 1 lot; located on the south side of Wexford Drive, approximately 175 feet west of Connecticut Avenue; Kensington-Wheaton – *Staff Recommendation: Approval.*

Record Plats (Continued)

Subdivision Plat No. 220061710 – Merry-Go-Round Farm:

RE-2C zone; 1 lot; located at the end of Brass Ring Place, approximately 1,000 feet west of Luvie Lane; Potomac – *Staff Recommendation: Approval.*

Subdivision Plat Nos. 220060170 and 220060180 – Damascus Hills:

RE-2C zone; on the South side Damascus Road (MD 108), approximately 1500 feet east of Howard Chapel Drive; Damascus – *Staff Recommendation: Approval.*

K. Kim Item 5 **Briefing: Snouffer School Road:** DPWT Facility Planning Study Phase I Recommendations – *Staff Recommendation: Transmit comments to Department of Public Works and Transportation (DPWT).*

10:00 A.M. Item 6 **Zoning Text Amendment No. 06-11** Introduced by Councilmembers Perez and G. Russ Praisner; amend the Zoning Ordinance to promote higher density mixed-use development in close proximity to the Wheaton Metro Station through limited application of the optional method of development; to revitalize and retain the existing street level retail area in the Wheaton Central Business District as a major marketplace; to amend the standards and approval procedures for optional and standard method of development projects under the Wheaton Overlay zone; and to generally amend the Wheaton Retail Preservation Overlay zone – *Staff Recommendation: Transmit comments to County Council.*

11:00 A.M. Item 7 **Briefing: Economic Forces That Shape Montgomery County:** 2006 Annual K. Moritz Update – *Staff Recommendation: Transmit comments to County Council.*

12:30 P.M. OTHER BUSINESS

Approval of Minutes

T. El-Baba Item 8 **Reconsideration Requests**
1. Stoney Springs
2. Cabin John

1:00 P.M. LUNCH

2:00 P.M. PLANNING BOARD MEETING CONTINUES (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

2:00 P.M. CLOSED SESSION: To Consult with Legal Counsel Regarding Potential
A. Gardner **Litigation:** State Government Article 10-508(a)(7) and 10-508(a)(8)

3:00 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 (Parks Director)
- Discussion of priority setting and FY 07 work program (Including Semi-annual Report to County Council)

5:00 P.M. TRAVEL TO ROCKVILLE

6:00 P.M. DINNER (*Council Office Building 7th Floor Hearing Room, 100 Maryland Avenue, Rockville*)

7:00 P.M. PLANNING BOARD MEETING CONTINUED IN ROCKVILLE (*Council Office Building 7th Floor Hearing Room, 100 Maryland Avenue, Rockville*)

K. Moritz Item 9 **Briefing: Future of Farming in Montgomery County:** Presentation by M-NCPPC of report on issues affecting the viability of agriculture in Montgomery County – *Staff Recommendation: Discussion.*

7:30 P.M. Item 10 Work Session: Memorandum of Understanding with the Department of Permitting Services.
D. Daniel

(No Public Testimony will be taken at this time)

Amended From

Public Hearing and Work Session: Rules and Procedures, Memorandum of Understanding with the Department of Permitting Services, Revisions to Public Hearing Process.

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

**May 29 - OFFICE Memorial Day
CLOSED**

June			
1 -	9:00 a.m.,	Montgomery County Planning Board, General Meeting, MRO Auditorium, 8787 Georgia Avenue, Silver Spring	
1 -	2:00 p.m.,	Montgomery County Planning Board, General Meeting continues, 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	
8 -	7:00 a.m.,	Montgomery Parks Foundation 2006Gold Marathon, Little Bennett Golf Course, 25900 Prescott Road, Clarksburg	
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 -	2:30 p.m.,	Montgomery County Planning Board, General Meeting Continues, 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	
8 -	7:30 p.m.,	Western Area Recreation Advisory Board, Potomac Community Center, 11315 Falls Church, Potomac	
8 -	8:00 p.m.,	Montgomery County Planning Board, General Meeting Continues, MRO Auditorium 8787 Georgia Avenue, Silver Spring	
12 -	7:00 p.m.,	Silver Spring Citizens Advisory Board, Long Branch Library,	
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 Reedie Drive, 1 st 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 Auditorium, 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 Reedie Drive, 1 st 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, The Lodge at Seneca Creek, 14500 Clopper Road, Boyds	
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	

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**You're Invited to Join Us to Kick Off the Update to the
Germantown Master Plan
Wednesday, May 31, 7:30 p.m. to 9 p.m.
Black Rock Center for the Arts, Germantown**

To begin updating the 1989 Germantown Master Plan, the Montgomery County Department of Planning you're invited to participate in a civic forum on **Wednesday, May 31 from 7:30 p.m. to 9 p.m.** with discussion by community and business leaders. The forum will take place at the Black Rock Center for the Arts, 12901 Town Commons Drive, Germantown.

Montgomery County Councilmember Michael Knapp (District 2, Upcounty) will moderate the discussion on the future of the employment corridor identified in the 1989 Germantown Master Plan. Panel participants include:

- Allison Bryant, Ph.D., Montgomery County Planning Board
- Royce Hanson, former Planning Board Chairman for the 1974 Germantown Master Plan
- Steve Poteat, former Upcounty Regional Services Center Director
- John Carter, Chief, Community-Based Planning Division.

The panel will discuss the past, present and future of the area along the I-270 High Technology Employment Corridor in Germantown. Participants will explore the relationship between transportation infrastructure and land use planning in a community where residential and retail elements are nearly built out.

More information, including the current Germantown Master Plan, is available online at http://www.mc-mncppc.org/community/plan_areas/I270_corridor/master_plans/germantownmp0789/germantown0789.shtm.

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.