



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

301-495-4617

**APPROVED  
MINUTES**

The Montgomery County Planning Board met in regular session on Thursday, April 23, 2009, at 9:04 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 8:50 p.m.

Present were Chairman Royce Hanson, Vice Chair John Robinson, and Commissioner Amy Presley. Commissioner Jean Cryor joined the meeting shortly after it was convened, prior to Item 5, and Commissioner Joe Alfandre was necessarily absent.

Prior to taking up the morning session agenda, Chairman Hanson welcomed the children of staff members who were participating in National Bring Your Child to Work Day.

Items 1 through 5 are reported on the attached agenda.

The Board recessed at 12:30 p.m. for lunch and reconvened in the auditorium at 2:00 p.m.

Items 6 through 10 are reported on the attached agenda.

The Board recessed for dinner at 5:45 p.m. and returned to the auditorium at 7:35 p.m. for Item 11, a presentation by Mr. Rick Cohen, Writer, Consultant, and past executive director of the National Committee for Responsive Philanthropy on what nonprofit organizations, foundations, and public agencies should be doing to address smart growth, affordable housing, and social equity during the economic downturn, as part of the Growing Smarter Montgomery Speaker Series.

There being no further business, the meeting was adjourned at 8:50 p.m. The next regular meeting of the Planning Board will be held Thursday, April 30, 2009, in the Montgomery Regional Office in Silver Spring, Maryland.

Ellyn Dye  
Technical Writer

M. Clara Moise  
Technical Writer

**Montgomery County Planning Board Meeting**  
**Thursday, April 23, 2009**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Adoption of Opinions/Resolutions**

**A. Middlebrook Industrial Park, Lot 8-9 Site Plan 82002013A, ADOPTION OF MCPB RESOLUTION No. 09-29**

**B. Black Hills Estates Preliminary Plan 120090070, ADOPTION OF MCPB RESOLUTION No. 09-36**

**C. Jackson's Acres Preliminary Plan 120070530, ADOPTION OF MCPB RESOLUTION No. 09-34**

**BOARD ACTION**

**Motion: PRESLEY/ROBINSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: ALFANDRE, CRYOR ABSENT**

**Action: Adopted the Board Resolutions cited above.**

**2. Record Plats**

[Subdivision Plat No. 220090880, Chevy Chase, Section 2](#)

R-60 zone; 1 lot; located on the south side of East Melrose Street, 100 feet east of Brookeville Road (MD 186). Bethesda-Chevy Chase.

*Staff recommendation: Approval*

**BOARD ACTION**

**Motion:** PRESLEY/HANSON

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** ALFANDRE, CRYOR ABSENT

**Action:** Approved the Record Plat cited above.

**3. Consent Items**

[Extension Request for Project Plan Review No. 920090010, Woodmont Central Phases 1A, 1B & 2](#)

CBD-1 zone; 2.31 acres, the phase 1A site proposes a commercial building with 80,792 square feet of offices space and 10,820 square feet of retail. The phase 1B&2 site proposes a high-rise building with 457 dwelling units, including 51 MPDUs and 9,051 square feet of ground floor located at the southwest quadrant of the intersection of Battery Lane and Wisconsin Avenue and Southwest quadrant of the intersection of Rugby Avenue and Del Ray Avenue retail; Bethesda-CBD

*Staff recommendation: Approval of the Extension Request.*

**BOARD ACTION**

**Motion:** ROBINSON/PRESLEY

**Vote:**

**Yea:** 3-0

**Nay:**

**Other:** ALFANDRE, CRYOR ABSENT

**Action:** Approved the staff recommendation to approve the request for an extension of the review period to no later than July 16, 2009.

**4. Approval of Minutes**

**BOARD ACTION**

**Motion: PRESLEY/HANSON**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: ALFANDRE, CRYOR ABSENT**

**Action: Approved the minutes of March 12, 2009, as presented.**

**5. Worksession #7– White Flint Sector Plan - Wrap up Land Use and Density, Staff recommendations, regarding density, Public Facilities (schools and MARC Station)**

**(No Public Testimony will be taken)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed and provided guidance to staff.**

In Worksession #7 on the White Flint Sector Plan, the Board reviewed potential school sites and locations for the proposed MARC station, as detailed in the staff report. Community-Based Planning staff also provided an overview of the land use and zoning recommendations in the plan and there was considerable discussion about the general vision and implementation of the plan, including base density, density transfers, and bonus density within the concentric circle concept.

Mr. Joe Lavorgna, Ms. Janice Turpin, and Mr. Bruce Crispell, representing Montgomery County Public Schools (MCPS); and Ms. Natalie Goldberg, Ms. Susan Hudson, and Mr. Dan Hoffman, representing adjacent residential communities, participated in the discussion of school sites.

**6. Worksession #1: Gaithersburg West Master Plan - Overview of Transportation Analysis and Plan Recommendations, Quince Orchard Area**

1. Staff Report **Part 1, Part 2, Part 3, Part 4**
2. Transportation Index **Part 1, Part 2, Part 3, Part 4, Part 5, Part 6**
- 3.

**(No Public Testimony will be taken)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received presentation followed by Board discussion.**

In keeping with the April 17 detailed technical staff report Community-Based Planning and Transportation Planning Division staff gave a multi-media presentation of the transportation analysis and proposed plan recommendations for the Gaithersburg West Master Plan.

Mr. Bob Simpson of the Montgomery County Department of Transportation (MCDOT), and Messrs. Eric Beckett, Assistant Regional Planner, and Gregory Slater, Director of the Office of Planning and Preliminary Engineering from the State Highway Administration (SHA), offered comments.

At the Board's request, Messrs. Robert Brewer and Steve Robins, attorneys representing developers in the Gaithersburg area offered comments.

There followed extensive Board discussion with questions to staff and the speakers.

**7. Northwest Branch Stream Restoration Projects**

**A. Preliminary Forest Conservation Plans MR 09001 (Batchellor's Run), MR 09002 (Upper Northwest Branch), and MR 09003 (Bryant's Nursery)**

*Staff recommendation: Approval with conditions*

**B. Mandatory Referrals MR 09001, MR 09002, and MR 09003** Three Montgomery County DEP/Army Corps of Engineers stream restoration projects on parkland and non-park public land in the Norwood area. Part of the Anacostia Restoration Project, Part II, which was presented to the Planning Board in May of 2000

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:**                   **A. ROBINSON/CRYOR**  
                                  **B. ROBINSON/CRYOR**

**Vote:**  
    **Yea:**               **A. 4-0**  
                              **B. 4-0**

**Nay:**

**Other:**               **ALFANDRE ABSENT**

**Action:**       **A. Approved staff recommendation for approval, subject to conditions, as stated in the attached transmittal letter.**

**B. Approved staff recommendation for approval, subject to conditions, as stated in the attached transmittal letter.**

Parks Department and Environmental Planning Division staff presented the preliminary forest conservation plan for three Mandatory Referral requests from the Montgomery County Department of Environmental Protection (DEP) as discussed in detail in the April 10 technical staff reports. Staff noted that this is a typical case that does not involve forest clearing or building. Staff discussed the Northwest Branch request and noted that staff recommends approval with proposed conditions.

Messrs. Craig Carson and Daniel Harper of the Department of Environmental Protection (DEP), and Ms. Claire O’Neil representing the U.S. Army Corps of Engineers offered comments. Ms. Judy Koenick of Chevy Chase offered testimony.

There followed a brief Board discussion with questions to staff.

**8. Pre-preliminary Plan No. 720080150, Sullivan Property (Binding Decision Requested)**

RC zone; 9 acres; 2 lots requested, one of which is a child lot, for 2 existing one-family detached dwelling units; request for binding Planning Board findings regarding proposed density and lot layout; located on the north side of Ashton Road (MD 108), approximately 950 feet northeast of Mink Hollow Road; Sandy Spring-Ashton.

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:**                   **ROBINSON/PRESLEY**

**Vote:**  
    **Yea:**               **4-0**

**Nay:**

**Other:**               **ALFANDRE ABSENT**

**Action:**        **Approved staff recommendation to approve the pre-preliminary plan, subject to conditions.**

Development Review Division staff presented the pre-preliminary plan request to create two lots, one which will be a child lot, for two existing one-family detached dwelling units, on a 9-acre property located on the north side of Ashton Road (MD 108), approximately 950 feet northeast of Mink Hollow Road in Sandy Spring/Ashton. Staff noted that the applicant is also requesting binding Planning Board findings regarding proposed density and lot layout. Staff believes that the best alternative would be to create the child lot without frontage and believes that it would not be detrimental to the neighborhood.

There followed a brief Board discussion with questions to staff.

**9.        Site Plan Review No. 820090040, Lots 1-10, Parcels A & B, Block 2, Rolling Acres**

R-90/TDR zone; 2.23 acres; 10 single-family dwelling units; located at the southwest quadrant of the intersection of Old Columbia Pike and Carters Grove Drive; Fairland/White Oak

*Staff recommendation: Approval with conditions*

**BOARD ACTION**

**Motion:**                **ROBINSON/CRYOR**

**Vote:**

**Yea:**                    **4-0**

**Nay:**

**Other:**                **ALFANDRE ABSENT**

**Action:**        **Approved staff recommendation for approval, subject to conditions, as stated in the attached Board Resolution.**

In keeping with the April 9 technical staff report, Development Review Division staff presented the request to create ten single-family dwelling units on a 2.23-acre property located at the southwest quadrant of the intersection of Old Columbia Pike and Carters Grove Drive in Fairland/White Oak.

Mr. Russell Reese, engineer representing the applicant, concurred with the staff recommendation, and answered questions from the Board.

**10. Roundtable Discussion**

- A. Commissioners' Reports
- B. Director's Report
- C. County Council Activity
- D. Budget Issues Request for transfer of funds

**BOARD ACTION**

**Motion:** D. ROBINSON/PRESLEY

**Vote:**

**Yea:** D. 4-0

**Nay:**

**Other:** ALFANDRE ABSENT

**Action:** A. Commissioners' Reports: None

B. Director's Report – None

C. County Council Activity – None

D. Budget Issues – Request for transfer of funds – At the request of the Planning Director, the Planning Board approved the hiring of four graduate students from the University of Maryland to complete the work on the Zoning Ordinance and approved the transfer of funds in the FY09 budget.

**11. Speaker: Rick Cohen, Writer and Consultant**

As the nation suffers through an economic freefall, charitable donations and philanthropic grant-making continues to decline. As a result, the challenges for the civic sector to engage in these issues are greater than ever. Rick Cohen, a writer, consultant and past executive director of the National Committee for Responsive Philanthropy, will address what nonprofits, foundations and public agencies should be doing to address smart growth, affordable housing and social equity during the economic downturn, particularly in the dynamic communities of Montgomery County

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**



**Action: Mr. Rick Cohen, Writer and Consultant, and past executive director of the National Committee for Responsive Philanthropy offered a presentation on what nonprofits, foundations and public agencies should be doing to address smart growth, affordable housing and social equity during the economic downturn, particularly in the dynamic communities of Montgomery County.**