



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met on Monday, September 10, 2012, at 6:40 p.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 6:50 p.m.

Present were Chair Françoise M. Carrier, Vice Chair Marye Wells-Harley, and Commissioners Casey Anderson, Norman Dreyfuss, and Amy Presley.

Items 1 and 2 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 8:10 p.m. The next regular meeting of the Planning Board will be held Thursday, September 13, 2012, in the Montgomery Regional Office in Silver Spring, Maryland.

M. Clara Moise
Technical Writer

Montgomery County Planning Board Meeting
Monday, September 10, 2012
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Zoning Text Amendment 12-12

Allow the transfer of development density from C-2 zoned lots adjoining or confronting one-family zoning to Density Transfer Areas in CBD zones.

Staff Recommendation: Transmit Comments to County Council
(Action Required for County Council Public Hearing of 9/11/12)

BOARD ACTION

Motion: **ANDERSON/PRESLEY**

Vote:

Yea: **5-0**

Nay:

Other:

Action: **Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.**

Planning Department staff discussed a zoning text amendment proposing to allow the transfer of development density from C-2 zoned lots located in blocks that adjoin or confront one-family residential zoning to Density Transfer Areas located in CBD zones. The C-2 zoned lots must also be located in a block confronting a Density Transfer Area. Staff noted that the language should be clarified to state that the C-2 zones lots must also be located in a block confronting a Density Transfer Area because the provision for density transfer could assist in allowing greater development density in areas where higher density is deemed appropriate while ensuring that a residential neighborhood is buffered by lower commercial density than otherwise permitted. Staff noted that the relevant C-2 zoned properties are located along the southwest side of Old Georgetown Road adjacent to, or confronting the Woodmont Triangle, the only Density Transfer Area currently designated by master or sector plan.

Mr. Bob Harris, attorney representing nine property owners on Old Georgetown Road, offered testimony.

There followed a brief Board discussion, with questions to staff.

2. Worksession on Zoning Ordinance Rewrite

(NOTE: Introduction to the proposed code, proposed changes, etc.)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received a detailed presentation from Planning Department staff on the introduction to the proposed code, and proposed changes related to the Zoning Ordinance Rewrite, followed by Board discussion and questions to staff.