

**Agenda for Montgomery County Planning Board Meeting
Thursday, December 6, 2001, 10:00 a.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call Approval of Minutes: May 3, 2001 Commissioners' Reports Directors' Reports Reconsideration Requests	
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1. Approved Kemp Mill and Vicinity Master Plan

Montgomery County Planning Board Resolution of Adoption

Staff Recommendation: Approve Resolution of Adoption and transmit to Full Commission.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. Zoning Map Amendment No. G-794

Wayne Lockwood et al, applicants, request rezoning from the RE-2 (Residential, One-Family) Zone to the LDRC (Low Density Rural Cluster) Zone; 28.48 acres; 360 feet south of the terminus of Westminster Drive, Olney

(Action Required for Hearing of 12/19/01)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Board of Appeals Petition No. S-2482 (Special Exception)

Montgomery County Career Fire Fighters Association, Inc., applicant, requests a special exception for a private club; RDT Zone; 24100 Stringtown Road, Clarksburg

(Action Required for Hearing of 12/20/01)

Staff Recommendation: Deferral or denial. (See staff report)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Preliminary Plan Review No. 1-02036 – Dailey Tract

RC Zone; One (1) Lot Requested (1 Single-Family Detached Dwelling Unit); 6.95 Acres

Private Well and Private Septic

Located on the West Side of Santini Road, Approximately 2,500 Feet North of MD 198

Policy Area: Rural (Patuxent)

APPLICANT: Amanda Snyder

ENGINEER: Gutschick, Little & Weber

Staff Recommendation: Approval, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits. Applicant must coordinate with technical staff for the purpose of providing for the necessary tree protection measure prior, during and after construction
- (2) Compliance with conditions of MCDPS Health Department approval
- (3) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- (4) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (5) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (6) Necessary Easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. Preliminary Plan Review No. 1-02013 - College View (Resubdivision)

R-60 Zone; Three (3) Lots Requested (3 Single-Family Detached Dwelling Units); 24,453 Square Feet

Community Water and Community Sewer

Located on the Northeast Quadrant, Intersection of Newport Mill Road and Kenton Drive

Policy Area: Kensington/Wheaton

APPLICANT: GB Builders & Developers

ENGINEER: Witmer & Associates

Staff Recommendation: Approval of two (2) lots only Pursuant to Section 50-29(b)(2) of the Subdivision Regulations Subject to the Following Conditions:

*****See Discussion and Conditions Enumerated in Staff Report*****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

GENERAL MEETING (*Third Floor Conference Room*)

Program Coordination, Legal, Legislation, and Administrative Items

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Preliminary Plan Review No. 1-01060 – Spencer Farm, Parcel B, Including Approval of Upper Paint Branch Special Protection Area Water Quality Plan

RE1/RC Zone; One (1) Lot (78,500 Square Feet Religious School); 31.40 Acres

Community Water and Community Sewer

Located on the North Side of Spencerville Road, Approximately 1,000 Feet East of Peach Orchard Road.

Policy Area: Cloverly

APPLICANT: Spencerville Seventh Day Adventist Church

ENGINEER: Oyster, Imus & Petzold

Staff Recommendation: Approval, Subject to the Following Conditions:

- 1) Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 10 percent within the Upper Paint Branch Special Protection Area, as shown on the revised preliminary plan
- 2) Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits as shown on the revised preliminary plan. Any modifications to these plans that increase site imperviousness may require Planning Board action
- 3) Compliance with the conditions of approval for the preliminary forest conservation plan dated September 28, 2001 and revised November 29, 2001. The final forest conservation plan must be approved prior to the recording of plat. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s), as appropriate
Conditions include, but are not limited to, the following:
 - a. Category I conservation easements to be placed over environmental buffers, forest-save areas, and afforestation areas. Easements to be shown on record plats.
 - b. As part of the final forest conservation plan, show measures to protect 62-inch silver maple. This may include relocating a proposed equipment building to lie outside the tree's critical root zone.
- 4) If sewer service is to be provided by a gravity line that is located within the approved, but unbuilt, Peach Orchard Heights subdivision, the sewer line is to be located within the recorded Rustad Lane right-of-way. If there are sections of the sewer line that must lie outside the road right-of-way in order to connect to the existing sewer system or to the subject property, location of the line must be field-located and reviewed and approved by M-NCPPC
- 5) Conformance to the conditions as stated in DPS's water quality plan approval letter dated August 14, 2001
- 6) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits

6. Preliminary Plan Review No. 1-01060 – Spencer Farm, Parcel B, Including Approval of Upper Paint Branch Special Protection Area Water Quality Plan - Continued

- 7) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Cloverly Master Plan, unless otherwise designated on the preliminary plan
- 8) Limit the preliminary plan to a private weekday educational institute on the new site for kindergarten through twelfth grade, a maximum of 450 students, and a weekday child daycare program for up to 60 children
- 9) Coordinate with and submit a plan to the Maryland State Highway Administration (SHA) regarding the site access from Spencerville Road (MD 198) based on the current weekday peak-hour of the site with 300 children and the projected arrival and departure pattern for the proposed 450 children, to satisfy SHA’s requirements for acceleration, deceleration, and bypass lanes
- 10) Provide sufficient on-site queuing area so that vehicles waiting to drop-off and pick-up students will not spill over onto Spencerville Road
- 11) Provide final parking facilities plan to be reviewed by technical staff
- 12) Dedicate 25 feet of additional right-of-way for 120 feet along Spencerville Road
- 13) Coordinate with SHA’s MD 28 - MD 198 Planning Study (e.g., contact the project manager, Shawn Burnette, at 1-410-545-9531)
- 14) Record plat to show delineation of a Category I or II (as appropriate) conservation easement over the stream buffer(s) and all forest conservation areas
- 15) Compliance with conditions of MCDPS storm water managements approval
- 16) Access and improvements as required to be approved by MDSHA prior to issuance of access permit
- 17) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- 18) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 19) A lighting and Landscaping plan must be submitted as part of the record plat application for review and approval by staff prior to recording of plat
- 20) Necessary Easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**7. Preliminary Plan Review No. 1-87012E – North Village
(Request for an Extension of the Validity Period)**

TS Zone; Twelve (12) Lots (1.3 Million Square Feet of Office Development); 81 Acres

Community Water & Community Sewer

Located at the Northern Terminus of Crystal Rock Drive

Policy Area: Germantown West

APPLICANT: North Village 270 LP

ENGINEER: Lerch, Early, & Brewer

ATTORNEY: Lerch, Early, & Brewer

Staff Recommendation: Grant One (1) Year Extension, Subject to the Following Conditions:

- (1) Applicant to submit a complete record plat application for all property identified on the approved preliminary plan within two hundred and seventy (270) days
- (2) Record Plat(s) to be recorded within ninety (90) days of submission of plat application

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. Preliminary Plan Review No. 1-02012 – Morrison Property

R-200/TDR-3 Zone; Five (5) Lots (5 Single-Family Detached Dwelling Units); 2.508 Acres

Located on the West Side of Glenn Mill Road, Approximately 200 Feet South of Mary Knoll Road

Policy Area: Potomac

APPLICANT: Allen Roy Builders

ENGINEER: Perrine Planning & Zoning

Staff Recommendation: Approval, Subject the Following Conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (2) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Potomac Master Plan, unless otherwise designated on the preliminary plan
- (3) Record plat to provide for dedication for 70 feet of right-of-way for Glenn Mill Road
- (4) Compliance with conditions of MCDPS stormwater management approval
- (5) Access and improvements as required to be approved by MCDPWT prior to recording of plat
- (7) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (8) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (9) Necessary Easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

9. Pre-Preliminary Plan Review No. 7-02010 – Huntington Terrace

R-60 Zone; Three (3) Lots (1 Existing Retail Structure, 2 Single-Family Detached Dwelling Units); 22, 335 Square Feet

Community Water and Community Sewer

Located on the Southwest Quadrant Intersection of Old Georgetown Road and Greentree Road

Policy Area: Bethesda/ Chevy Chase

APPLICANT: Greentree Associates

ENGINEER: Ben Dyer Associates

Staff Recommendation: Objection to the submission of a 3 lot Preliminary Plan.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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10. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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11. **Meadowbrook Stables Development Plan**

Meadowbrook Lane; Chevy Chase

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

12. Transportation Policy Report

Staff Recommendation: Public comment.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

**Agenda for Montgomery County Planning Board Meeting
Tuesday, December 11, 2001, 7:30 p.m.**

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call	
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1. Transportation Policy Report

Staff Recommendation: Public comment - continued.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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500 copies*

