

Agenda for Montgomery County Planning Board Meeting
Thursday, May 1, 2003, 9:30 A.M.

8787 Georgia Avenue
Silver Spring, MD 20910-3760

Board Action

Roll Call
Approval of Minutes: February 13, 2003
Commissioners' Reports
Directors' Reports
Reconsideration Requests

GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. Financial Projections
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a)(7) (consult with counsel to obtain legal advice)*

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

1. **The South Germantown Recreational Park, Schaeffer Road, Germantown – Environmental Assessment Monitoring Report, 2002**

Staff Recommendation: Approval to transmit to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

2. **Site Plan Review No. 8-03021, Middlebrook Industrial Park**

Lot 1 & 2; I-1 Zone; 55,936 gross square feet commercial office, 4,700 gross square feet sales and 7,596 gross square feet service/repair; Southeast quadrant of the intersection of Middlebrook Road and Amaranth Drive; Germantown & Vicinity, PA-19

APPLICANT: Kensington Realty Inc.

ENGINEER: Macris, Hendricks & Glascock, P.A.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3. Water Quality Plan and Site Plan Review No. 8-03011, The Meadows at Hurley Ridge

R-200/TDR Zone; 31 One-family detached, 219 Townhouses, including 41 MPDU's and 87 TDRs; On Frederick Road (MD Rte 355), 3,500 feet north of West Baltimore Road; Clarksburg & Vicinity, PA – 13

APPLICANT: Toll Brothers, Inc.

ENGINEER: Gutschick, Little & Weber, PA

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

4. Site Plan Review No. 8-03017, Richards Addition to Ashley Hollow

RE-2/TDR; Zone; 9 One-family detached dwelling units, 16 Townhouses, including 22 TDRs; On the east side of Georgia Avenue, approximately 1,000 feet south of Owens Road; Olney & Vicinity, PA-23

APPLICANT: Maryland Development
ENGINEER: Macris, Hendricks & Glascock, P.A.

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

5. **Pre-Preliminary Plan No. 7-03045 – Graser/Thomas Property (Resubdivision)**

R-60 Zone; 22,500 Square Feet; Two (2) Lots Requested (One Existing Single Family Detached Dwelling Unit and One (1) Proposed Single Family Detached Dwelling Unit) Community Sewer and Community Water

Located on the Southeast side of Grace Church Road, Approximately 300 Feet southwest of Second Avenue

Policy Area: Silver Spring – Takoma Park

Applicant: Sara and Will Thomassen

Staff Recommendation: Objection to the Submission of a Preliminary Plan Application Pursuant to Section 50-29(b)(2) of the Subdivision Regulations

***** See Discussion in Staff Report *****

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

6. Pre-Preliminary Plan No. 7-03047 – Sisters House

Rural Cluster (RC); 4.86 Acres; One (1) Lot Requested (Convent)
Public Sewer and Public Water

Located on the North Side of Olney-Sandy Spring Road (MD 108), Approximately 200 Feet West of Ashton Club Road

Policy Area: Rural (Patuxent Watershed)

Applicant: Little Sister of the Holy Family
Engineer: Macris, Hendricks and Glascock, P.A.

Staff Recommendation: No Objection to the Submission of a Preliminary Plan Application Pursuant to Section 59-C-9.73 of the Montgomery County Zoning Ordinance

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. Preliminary Plan No. 1-03070 – Sunshine Acres

Rural Cluster (RC); 10.04 Acres; One (1) Lot Requested (One (1) Single Family Detached Dwelling Unit)
Private Sewer and Private Well

Located on the East Side of New Hampshire Avenue (MD 650), Approximately 1600 feet Southeast of Sapling Ridge Lane

Policy Area: Rural (Patuxent Watershed)

Applicant: George W. and C Thomason
Engineer: Benning & Associates

Staff Recommendation: Approval, Subject to the Following Conditions

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of the sediment and erosion control permit, as appropriate
- (2) Prior to issuance of building permit MCDPS approval of engineered sediment control plan as part of the stormwater management concept approval
- (3) Dedication of New Hampshire (MD 650) as shown on preliminary plan
- (4) Record plat to reflect delineation of a conservation easement over the areas of tree preservation and stream valley buffer
- (5) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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

NOT AVAILABLE FOR TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

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9. **Draft Countywide Park Trails Plan Amendment: Trail Planning Process**

Staff Recommendation: Planning Board Worksession and Approval of Plan Amendment.
(No public testimony will be taken at this time).

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: