

**Agenda for Montgomery County Planning Board Meeting**  
**Thursday, June 3, 2004, 9:30 A.M.**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Board Action

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Roll Call Commissioners' Reports Directors' Reports Reconsideration Requests	
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**GENERAL MEETING** (*Third Floor Conference Room, 8787 Georgia Avenue, Silver Spring*)

- A. Administrative Items
- B. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: Thompson Farm)*
- C. *Closed Session Pursuant to Maryland State Government Code Annotated Section (10-508) (4) (consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State)*
- D. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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1. **Local Area Transportation Review Guidelines Worksession:**

Review Final Draft

**Staff Recommendation:** Adopt Revised Guidelines.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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2. **Preliminary Plan Review No. 1-04059 Liberty Heights (with Site Plan Review No. 8-04029)**

RT-6 Zone; 1.8424 acres; Eleven (11) one-family attached dwelling units

Community Water And Community Sewer

Located on the east side of Liberty Mill Road, approximately 350 feet west of CSX Rail Line (MARC)

Policy Area: Germantown West

Applicant: Joav Steinbach

Engineer: Dewberry

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) Conditions of Local Map Amendment G-811 remains in full force and affect
- 2) Approval under this preliminary plan is limited to eleven (11) single family attached residential units
- 3) 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. Final forest conservation plan to be approved as part of the site plan

**Preliminary Plan Review No. 1-04059 Liberty Heights (with Site Plan Review No. 8-04029) (Continued)**

- 4) Record plat to reflect a Category I easement over all areas forest conservation
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- 6) Record Plat to reflect all areas under HOA ownership and stormwater management parcels
- 7) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 7, 2004
- 8) Prior to issuance of building permits, applicant to submit an engineered sediment and erosion control plan to MCDPS for review and approval
- 9) Compliance with conditions of MCDPWT letter dated, May 7, 2004 unless otherwise amended
- 10) No clearing or grading (unless approved at site plan), or recording of plats prior to site plan enforcement agreement approval
- 11) Final approval of the number of dwelling units, location of units, on-site parking, sidewalks, and bikepaths will be determined at site plan
- 12) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 14) Other necessary easements

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

3. **Site Plan Review No. 8-04029 Liberty Heights (with Preliminary Plan Review No. 1-04059)**

RT-6 Zone; 1.8424 acres; Eleven (11) one-family attached dwelling units

Community Water and Community Sewer

Located on the east side of Liberty Mill Road, approximately 350 feet west of CSX Rail Line (MARC)

Policy Area: Germantown West

Applicant: Joav Steinbach

Engineer: Dewberry

**Staff Recommendation:** Approval, Subject to the Following Conditions:

- 1) Conditions of Local Map Amendment G-811 remains in full force and affect
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- 13) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 14) Other necessary easements

**Site Plan Review No. 8-04029 Liberty Heights (with Preliminary Plan Review No. 1-04059) (continued)**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

**4. Preliminary Plan No. 1-03110A Cabin Branch**

RMX1/TDR/MXPD Zone; 540 acres; 1600 residential dwelling units; 500 senior units, and 1,538,000 square feet of employment/retail/public uses

Community Water and Community Sewer

Located in the southwest quadrant of the intersection of Clarksburg Road (MD 121) and I-270

Policy Area: Clarksburg & Vicinity, PA-13

Applicant: Gosnell, Winchester, Adventist HealthCare, Faller & Magee

Engineer: Rodgers Consulting, Inc.

Attorney: Dufour & Kohlhoss; Holland & Knight; Miller, Miller & Canby

**Staff Recommendation:** Approval with conditions.

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

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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5. **Record Plats**

**Staff Recommendation:** The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

2-04272      Rock Spring Park  
Northwest corner of Rock Spring Drive and Old Georgetown Road  
MXPDP Zone, 1 Parcel  
Community Water, Community Sewer  
Planning Area: North Bethesda Garrett Park  
Penrose Development Company, Applicant

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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6. **South Germantown Recreational Park Groundwater Quality Monitoring Report**

**Staff Recommendation:** Approval to transmit Report to the Montgomery County Council.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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7. **Local Map Amendment G-818**

Mirali and Savah G. Mirtaghavi, Applicant, requests reclassification of 0.54 acres of land from the R-90 zone to the RT-12.5 zone for six townhouses; located at 12129 Georgia Avenue, Silver Spring.

**Staff Recommendation:** Approval.

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**

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8. **Intercounty Connector Study**

Planning Board Briefing #3 and Status Report; Park Stewardship

Receive briefing from staff. (No public testimony will be taken at this time)

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:**