



MEMORANDUM

DATE: April 8, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 142

PROJECT NAME: Hunter Property

CASE #: 1-05044

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RDT

LOCATION: Located on the south side of West Hunter Road, approximately 3,200 feet southwest of Darnestown Road

MASTER PLAN: Agricultural and Rural Open Space

APPLICANT: John R. Hunter, Jr.

ENGINEER: Benning and Associates, Inc.

HEARING DATE: April 14, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) dwelling units.
- 2) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated October 25, 2004.
- 4) Compliance with conditions of MCDPWT letter dated April 4, 2005 unless otherwise amended.
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 6) Compliance with conditions of MCDPS (Health Dept.) septic approval dated March 17, 2005.
- 7) Other necessary easements.

SITE DESCRIPTION:

The subject property, identified as Parcel 142 ("Subject Property"), is on the south side of West Hunter Road, approximately 3,200 feet southwest of Darnestown Road. The Subject Property contains 55.28 acres and is zoned RDT. The property also contains a stream and associated stream valley buffer.

PROJECT DESCRIPTION:

This is an application to subdivide the Subject Property into two (2) lots for the construction of two (2) one-family detached dwellings. The new lots will have access via a shared driveway from West Hunter Road. The Subject Property is to be used for agricultural purposes. As such, an agricultural exemption from forest conservation was granted which includes an Agricultural Declaration of Intent requiring continual agricultural use for a period of five years.

As a means of waste disposal, the preliminary plan proposes the use of private septic. As currently approved, Lot 2 would use a sand mound system. Future septic percolation testing on the property may prove sand mounds to be unnecessary and the plat would depict a septic reserve area. Approval of septic systems is under the authority of the Department of Permitting Services (DPS). Approval of a stormwater management concept plan will occur simultaneously with sediment and erosion control plans at the time of building permit.

ANALYSIS

Staff's review of Preliminary Plan #1-05044, Hunter Property, indicates that the plan conforms to the recommendations of the Agricultural and Rural Open Space Master

Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's rural character and agricultural use. Both proposed lots are large enough to support agricultural uses and are proposed to be used as such. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that private water and septic will be adequate to support and service the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

CONCLUSION:

Staff finds that Preliminary Plan #1-05044, Hunter Property, conforms to the Agricultural and Rural Open Space and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to compliance with the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan
Attachment C	Citizen Correspondence