



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

APPROVED
MINUTES

The Montgomery County Planning Board met in regular session on Thursday, February 2, 2017, at 9:07 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:22 p.m.

Present were Chair Casey Anderson, Vice Chair Marye Wells-Harley, and Commissioners Norman Dreyfuss, Natali Fani-González, and Gerald R. Cichy.

Items 1 through 6 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 12:22 p.m. The next regular meeting of the Planning Board will be held on Thursday, February 9, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, February 2, 2017
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220151510, Ridgeview Centre

CRT zone, 1 parcel; located in the southeast quadrant of Ridge Road (MD 27) and Bethesda Church Road; Damascus Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170160, Timber Hill

RC zone, 1 lot; located in the southwest quadrant of the intersection of Dustin Road and Amina Drive; Fairland Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220170360, Decoverly Hall

CR zone, 2 parcels; located immediately east of the intersection of Fields Road and Omega Drive; Great Seneca Science Corridor Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Record Plats cited above, as submitted.

***C. Other Consent Items**

Westwood Shopping Center Extension Request --- CRT Zone, 25.45 acres, Request to extend review period from February 2, 2017, to February 23, 2017; located on Westbard Avenue in the southwest quadrant of the intersection with River Road (MD 190) and Ridgefield Road, 2016 Westbard Sector Plan.

Staff Recommendation: Approval of the Extension

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Sketch Plan Extension cited above.

***D. Approval of Minutes**

Planning Board Meeting Minutes of January 12 and January 19, 2017

BOARD ACTION

Motion: FANI-GONZÁLEZ/WELLS-HARLEY

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved Planning Board Meeting Minutes of January 12 and January 19, 2017, as submitted.

2. Roundtable Discussion

- Planning Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the recent Full County Council straw vote on the Greater Lyttonsville Sector Plan, with final action on the Plan scheduled for February 7; the status of the Bethesda Downtown Sector Plan, with a recent County Council worksession held on January 30 that was attended by Chair Anderson and Commissioner Dreyfuss, and a County Council Planning, Housing, and Economic Development (PHED) Committee worksession scheduled for February 6; the status of the White Flint 2 Sector Plan and the Rock Spring Master Plan, with scheduled worksessions for the two Plans alternating each week for the remainder of the month; the status of the Grosvenor/Strathmore Metro Area Minor Master Plan, with a community meeting scheduled for February 14; the status of the Veirs Mill Corridor Master Plan, with a kick-off meeting scheduled for February 22; the status of ongoing Planning Department studies, including the Co-location Study, the Master Plan Reality Check, the Rental Housing Study, the Retail Trends Study, and the Employment Trends Study; and the 2017 Winter Speaker Series, with the first session, “From Farmland to Agritourism,” featuring speakers John Fendrick of Rock Hill Orchard and Tanya Spandhla of Passions to Seed Farm held on January 24, the second session, “From Parks to Energized Open Spaces,” featuring Joe Forkin of the Delaware River Waterfront Corporation scheduled for February 21, and the final session, “From Innovative Affordable Housing Regulations to Housing For All,” scheduled for March 21.

Ms. Wright then introduced Ms. Molline Jackson, Area 3 Planner, acting Special Assistant to the Planning Department Director, and current Chair of the Black History Month Committee. Ms. Jackson briefly updated the Board regarding the Black History Month Committee, which currently consists of 17 total members, 11 of whom have served on the Committee for five years or more. Upcoming events in celebration of the 2017 Black History Month theme, the Crisis in Black Education, include a presentation of the play *Voices in the Dark*, scheduled for February 3 at the University of Maryland Clarice Smith Performing Arts Center; “The Life of Nannie Helen Burroughs, Pioneer for Women’s Rights” scheduled for February 10 in the Montgomery Regional Office (MRO) auditorium, featuring speaker Colonel James Wyatt; a presentation by author Dr. Evelyn Brooks Higginbotham

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2. Roundtable Discussion

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scheduled for February 17 at Brookside Gardens; and “CommUNITY Past & Present” scheduled for February 24 in the MRO auditorium, featuring historian and author Dr. George McDaniel and Karim Ali of Creating a Profound Sense of Community.

There followed a brief Board discussion, during which the Board thanked Ms. Jackson and staff for their ongoing work with the Black History Month Committee.

3. Town of Laytonsville Annexation No. AXR-1: Kline and Allcock Properties --- Request to annex five properties totaling 7.6376 acres into the Town of Laytonsville and rezone the parcels from the County's R-200 Zone to the Town of Laytonsville's C1 Zone.

Staff Recommendation: Approval

BOARD ACTION

Motion: CICHY/WELLS-HARLEY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS TEMPORARILY ABSENT

Action: Approved staff recommendation to transmit comments to the Town of Laytonsville and the County Council, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a request to annex five properties into the Town of Laytonsville and rezone the parcels from the County Residential Zone to the Town of Laytonsville Commercial Zone. The approximately 7.64-acre site, which consists of four unrecorded parcels and one unrecorded outlot, is located on Olney-Laytonsville Road, approximately 1,000 feet south of Warfield Road, within the Upper Rock Creek Master Plan area. Three of the properties are owned by petitioners Brian and Cristin Kline, with the remaining two owned by petitioners Shannon and Ann Allcock. Though the Allcock properties are currently used as a parking area for trucks and other large vehicles and equipment, neither of the petitioners have immediate plans for redevelopment of the site. Although the Town Commercial Zone allows uses inconsistent with the current zone, staff stated that the Annexation Resolution, the Ordinance, and the Annexation Agreement between the Town of Laytonsville and the petitioners limits development on the annexed land to only uses and densities allowed in the County Residential zone for a period of five years following annexation. For this reason, staff recommends that in its comments to the County Council, the Board state that the annexation petition need not be referred to Council for review or approval. Staff added that to date, no correspondence regarding the proposed annexation has been received.

Mr. Jody Kline, attorney representing the applicants, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

~~4. **2017 Mobility Assessment Report** — Presentation to Board and discussion as required biennially under Subdivision Staging Policy legislation. This report provides the most current data regarding multi-modal travel in the County, including roadway and intersection congestion, transit ridership, pedestrian and bicycle counts. — **REMOVED**~~
Staff Recommendation: Approval to Transmit 2017 Mobility Assessment Report to County Council.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: **This Item was removed from the Planning Board agenda.**

5. Rock Spring Master Plan - Worksession #3

Staff Recommendation: Discuss and provide guidance to staff

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing followed by discussion.

Planning Department staff offered a multi-media presentation and discussed the proposed Rock Spring Master Plan, specifically the recommended zoning options for the Plan area. Staff stated that the worksession would continue the discussion begun at the January 19 worksession and would focus on the zoning recommendations for properties located in the Mixed-use Business Campus within the central portion of the Plan area. Staff also noted that the conceptual approach to the Plan does not incentivize residential development in order to demolish office buildings, but rather sustains, fortifies, and enhances the area by adding residential uses to create a more vibrant, interesting, marketable location.

Staff then discussed the zoning recommendations for the Mixed-use Business Campus, noting that approximately half of the properties are recommended to be rezoned from the Employment Office (EOF) zone to Commercial/Residential (CR). Recommendations for specific properties include rezoning the Democracy Center site on Rockledge Drive from EOF to CR with an allowable height of 150 feet for up to 400 dwelling units; rezoning the Rockledge Executive Plaza site on Rockledge Drive from EOF to CR with an allowable height of 100 feet for up to 116 dwelling units; rezoning the Rock Spring North site on Rock Spring Drive from EOF to CR with an allowable height of 100 feet for up to 115 dwelling units; rezoning the Rock Spring North site on Rockledge Drive from EOF to CR with an allowable height of 100 feet for up to 102 dwelling units; rezoning the former Marriott site from EOF to CR with an allowable height of 100 feet for up to 879 dwelling units; rezoning the Georgetown Square Shopping Center site from Neighborhood Retail (NR) to Commercial/Residential/Town (CRT) with an allowable height of 75 feet for up to 268 dwelling units; and rezoning the Georgetown Square Shopping Center site from NR to Commercial/Residential/Town CRT with an allowable height of 50 feet for up to 303 dwelling units.

The next steps for the Plan include the fourth and fifth Planning Board worksessions scheduled for February 16 and March 2; transmittal of the Plan to the County Council and County Executive scheduled in March; a County Council public hearing scheduled in May; County Council worksessions

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5. Rock Spring Master Plan - Worksession #3

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scheduled for the summer; and Planning Board adoption of the Plan and a Sectional Map Amendment scheduled for the fall. Staff added that issues such as additional zoning recommendations for individual sites, parks, and schools will be discussed at the next scheduled worksession.

The following speakers offered comments: Ms. Francoise Carrier, attorney from Bregman, Berbert, Schwartz, and Gilday; Ms. Soo Lee-Cho, attorney from Miller, Miller, and Canby; Mr. Steven Robins, attorney from Lerch, Early, and Brewer, representing the Camalier Davis properties; and Mr. Chris Camalier, property owner.

There followed extensive Board discussion with questions to staff and some of the speakers.

6. Montgomery Parks Tennis Permitting Guidelines Follow Up ---- Present new tennis policy following the public hearing and board input session.
Staff recommendation: Approve policy for a pilot project

BOARD ACTION

Motion: WELLS-HARLEY/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the amended Outdoor Tennis Court Use Permit Policy.

Parks Department staff offered a multi-media presentation and discussed the proposed Montgomery Parks Tennis Permitting Guidelines. Staff stated that once the Outdoor Tennis Court Use Permit Policy is approved, the policy will be tested as a pilot project at the Olney Manor tennis facility in 2017. If deemed necessary, staff may return to the Planning Board for additional revisions at the end of the pilot period. Following the presentation of an amended Outdoor Court Use Permit Policy on November 17, the Planning Board instructed staff to return with revised court allocations that will leave some courts available for public use at any time during permitted practices, games, and tournaments. Staff was also instructed to simplify the guidelines that tennis instructors must follow to obtain permits for outdoor courts.

The proposed policy changes include removal of permit time limits, removal of the ten court-hour minimum for court reservations, removal of some guidelines for tennis instructors in order to simplify the permit process, and removal of the separation of permitting guidelines for practices, games, and tournaments. Staff also proposed new management practices for tennis tournaments, which include requiring event signs and posters at kiosks and court fences to be posted at least two weeks prior to the event date to notify walk-on users of upcoming tournaments, permitted court hours, and to identify available courts not in use; requiring on-site staff to support events and monitor access to public courts; and leaving an accessible battery of courts open for walk-on public play during all tournaments. Staff added that because Montgomery County Public Schools (MCPS) has agreed to waive the 50 percent use rule at area schools during the pilot period, the Park Permit Office staff will work closely with MCPS and Community Use of Public Facilities (CUPF) staff to schedule smaller tournaments at schools.

Mr. Robert Scheuble of Dubarry Lane, and Mr. Dave Pullen, representing the Montgomery County Tennis Association, offered testimony.

There followed extensive Board discussion with questions to staff, during which the Board recommended that staff continue to work with the public on improving the guidelines.