



**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, November 2, 2017, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:05 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson.

Items 1 through 4 are reported on the attached agenda.

Commissioner Fani-González left the meeting at 10:32 a.m. during discussion of Item 4.

The Board recessed for lunch at 12:19 p.m. and convened in Closed Session at 12:25 p.m. to take up Items 5 and 6, Closed Session Items.

In compliance with State Government Article §3-305(b), Annotated Code of Maryland, the following is a report of the Board's Closed Session:

The Planning Board convened in Closed Session at 12:25 p.m. in the 3<sup>rd</sup> floor conference room on motion of Commissioner Cichy, seconded by Vice Chair Dreyfuss, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Cichy and Patterson voting in favor of the motion, and Commissioner Fani-González temporarily absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; and §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

Also present for the Closed Session Meeting were General Counsel Adrian Gardner, Principal Counsels Carol Rubin and Donna Calcote-Heatly, Senior Counsel Matthew Mills, and Associate General Counsel Kristen Maneval of the Legal Department; Director Mike Riley, Andy Frank, Joshua Kaye, and Brenda Sandberg of the Parks Department; Director Gwen Wright, Deputy Director Rose Krasnow, Robert Kronenberg, and Leslye Howerton of the Planning Department; and James Parsons of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed the proposed acquisition of land for the Capital Crescent Civic Green, and approved the Closed Session Minutes of June 8 and 15, July 13, and September 7, 2017.

The Closed Session meeting was adjourned at 12:54 p.m.

The Board reconvened in the auditorium at 1:04 p.m.

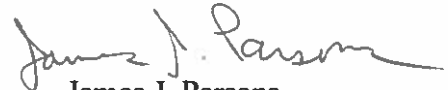
Items 7 through 11, and Items 13 and 12, discussed in that order, are reported on the attached agenda.

Commissioner Fani-González rejoined the meeting at 1:58 p.m. during discussion of Item 7.

There being no further business, the meeting was adjourned at 4:05 p.m. The next regular meeting of the Planning Board will be held on Thursday, November 9, 2017, in the Montgomery Regional Office in Silver Spring, Maryland.



M. Clara Moise  
Sr. Technical Writer/Editor



James J. Parsons  
Sr. Technical Writer/Editor

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

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. Wildwood Manor Shopping Center Site Plan 82004016B - MCPB No. 17-082

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Adopted the Resolution cited above, as submitted.

**\*B. Record Plats**

**Subdivision Plat No. 220161000, Piney Spring**

RE-2 zone, 1 lot; located on the eastern side of the Piney Meetinghouse Road, just north of the intersection of Big Piney Way; Potomac Sub-Region Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220170400, Addition to Triangle Park**

CR zone, 1 lot; located in the northeastern quadrant of the intersection of Grandview Avenue and Reddie Drive; Wheaton Sector Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220171100, Parkview at Aspen Hill**

RE-2 zone, 3 lots; located on the southern side of Bel Pre Road, 300 feet west of the intersection of Homecrest Road; Aspen Hill Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220180020, 1st Addition to Section 2, Bradley Hills**

R-90 zone, 1 lot; located on the southeastern side of Goldsboro Road (MD 614), 650 feet south of the intersection with Bradley Boulevard (MD 191); Bethesda-Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220180060, Mid-Pike Plaza**

CR zone, 2 lots; located in the southwestern quadrant of intersection of Montrose Parkway and Rockville Pike (MD 355); White Flint Sector Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

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

**\*C. Other Consent Items**

**1. Westbard Self Storage, Extension of Site Plan No. 820170110** --- IM and R-10 Zones, 1.37 acres, Request for extension for a 107,030-square foot self-storage building; located on a private road paralleling the Capital Crescent Trail, approximately 100 feet south of River Road, Westbard Sector Plan.

*Staff Recommendation: Approval of the Extension*

**2. Artery Plaza**

~~**A. Artery Plaza, Extension of Sketch Plan 32015005A, Preliminary Plan 11983015B, and Site Plan 81984002C** --- CR-5.0 C-5.0 R-5.0 H-145 Zone, 3.02 acres, Request for extension for an 8,000-square foot building addition and plaza redesign; located in the northwest quadrant of the intersection of Wisconsin Avenue and Bethesda Avenue, Bethesda Downtown Sector Plan.~~

~~*Staff Recommendation: Approval of the Extension* --- REMOVED~~

**B. Artery Plaza, Extension of Sketch Plan 32015005B, Preliminary Plan 11983015C, and Site Plan 81984002D** --- CR-5.0 C-5.0 R-5.0 H-145 Zone, 3.02 acres, Request for extension for a 14,500 square-foot building addition; located in the northwest quadrant of the intersection of Wisconsin Avenue and Bethesda Avenue, Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of the Extension*

**3. Kenwood Section 5, Extension of Administrative Subdivision Plan No. 620170080** --- R-90 Zone, 30,682 square feet, Request for extension for a two-lot subdivision; located on the west side of Highland Drive, 150 feet north of Garnett Drive, Bethesda Chevy Chase Master Plan.

*Staff Recommendation: Approval of the Extension*

**4. 4540 Montgomery Avenue, Extension of Sketch Plan No. 320180010** --- CR 5.0, C 4.0, R 4.75 H 175' and the Bethesda Overlay (BOZ) zones, 0.17 acres, Request for extension of a mixed-use development including up to 58,187 square feet of residential uses and up to 3,063 square feet of non-residential uses; located in the southwest quadrant of the intersection with Montgomery Avenue and Pearl Street; Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval of the Extension*

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**\*C. Other Consent Items**

CONTINUED

**5. Washington Adventist Hospital, Site Plan Amendment No. 82008021F ---** Request to amend multiple conditions of previous site plan approval regarding the U&O trigger for completion of amenities; make minor adjustments to loading docks and transformers/switch box locations; increase the fence height on top of the retaining wall from 42” to 60” high; revise the South Garage parking entrances and façade; and enlarge the helipad by 5 feet on all sides; 44.86 acres, zoned LSC; located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive; within the 2014 White Oak Science Gateway Master Plan area.

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion:** 1., 2., 3. & 4. FANI-GONZÁLEZ/CICHY  
5. CICHY/PATTERSON

**Vote:**  
**Yea:** 1. to 5. 5-0

**Nay:**

**Other:**

**Action:** 1. Approved staff recommendation for approval of the Site Plan Extension cited above.

2A. This Item was removed from the Planning Board agenda.

**Preliminary Plan, and Site Plan Extensions cited above.**  
2B. Approved staff recommendation for approval of the Sketch Plan,

3. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension cited above.

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

5. Approved staff recommendation for approval of the Site Plan Amendment cited above, with minor staff report corrections discussed during the meeting, and adopted the attached Resolution.

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of October 12, 2017

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action:** Approved Planning Board Meeting Minutes of October 12, 2017, as submitted.

**2. Roundtable Discussion**

- Park Director's Report

**BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action:       Received briefing.**

**Parks Department Director's Report** – Parks Department Director Mike Riley briefed the Board on the following ongoing and upcoming Parks Department events and activities: the recent Celebrate Design event held on October 19, with the Parks Department winning three awards for the Little Bennett Day Use Area, Woodlawn Barn, and Evans Parkway Neighborhood Park projects; the recent Planning Board tour of Hillandale Local Park, the Rock Creek Trail, Dewey Local Park, Ridge Road Recreational Park, and South Germantown Recreational Park, which also included the second annual Athletic Field Showcase at Ridge Road Recreational Park, and the Yappy Hour event at Elm Street Urban Park in Bethesda, held on October 26; the upcoming community meeting for the Upper Paint Branch Limited Area Trail Plan scheduled for November 8; the recent Pumpkin Rock & Roll event held on October 28 at Warner Circle Park in Kensington; the status of the Western Grove Urban Park ribbon cutting ceremony, which was rescheduled from October 29 to November 5 due to inclement weather; the recent sixth annual Trees Matter Symposium held on November 1 at the Silver Spring Civic Center; the recent transmittal of the 2017 Parks, Recreation, and Open Space (PROS) Plan to the Maryland Department of Natural Resources; the recent transmittal of the Planning Board Draft of the Energized Public Spaces Functional Master Plan to the County Council and County Executive on October 2; and the recent awards received by Park Police officers at the Horses Healing Maryland's Military Riding Showcase, the National Mounted Police Colloquium, the North American Police Equestrian Competition, and the Instructors' Awards and Training Conference.

There followed a brief Board discussion.



**\*3. Hayes Property (4100 Jones Bridge Road), Preliminary Plan No. 120170180 --- R-90 Zone, 2.16 acres, Request to subdivide one parcel to create 5 lots; located on the south side of Jones Bridge Road, west of Platt Ridge Drive, 2013 Chevy Chase Lake Sector Plan.**

*Staff Recommendation: Approval with Conditions and Adoption of Resolution*

**BOARD ACTION**

**Motion: PATTERSON/CICHY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Received briefing and approved a continuance of the Preliminary Plan request cited above pending further discussion between the applicant and staff regarding access to the property and the reduction of impervious surfaces.**

Planning Department staff offered a multi-media presentation and discussed the proposed Preliminary Plan request to subdivide an un-platted parcel for the construction of five single-family houses. The 2.16-acre property is located on the south side of Jones Bridge Road, approximately 400 feet west of its intersection with Platt Ridge Drive, and is zoned Residential in the Chevy Chase Lake Sector Plan area. The property is currently developed with a one-family detached dwelling and associated accessory structures and landscaping. Access from Platt Ridge Drive is provided via a 20-foot wide ingress/egress easement on the southeast corner of the site.

The applicant proposes to subdivide the property into five lots, identified as 11,610-square foot Lot A, 15,209-square foot Lot B, 23,501-square foot Lot C, 21,214-square foot Lot D, and 22,455-square foot Lot E, for five one-family detached dwellings, four of which will be new dwellings. The existing dwelling on the property will be retained on proposed Lot E, but all accessory structures, an existing pool, and an existing tennis court will be removed. Access to proposed Lots A, B, C, and D will be via a shared driveway off Jones Bridge Road. Access to proposed Lot E will be via an individual driveway that will cross over proposed Lot D from Platt Ridge Drive.

In response to comments and questions from the Board, Mr. Curt Schreffler, member of the applicant's team, offered comments regarding the proposed site access and the proposed level of imperviousness.

There followed extensive Board discussion with questions to staff and Mr. Schreffler, during which the Board recommended that staff and the applicant continue discussion and return with additional information regarding the level of impervious surfaces and the site access, specifically the feasibility of a shared driveway realignment with the confronting North Chevy Chase Local Park.

Mr. Schreffler was amenable to the continuance.

**4. Forest Glen/Montgomery Hills Sector Plan Scope of Work --- Worksession to present Scope of Work for the Sector Plan area.**

*Staff Recommendation: Approve the Scope of Work*

**BOARD ACTION**

**Motion: CICHY/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Approved staff recommendation for approval of the Scope of Work for the Forest Glen/Montgomery Hills Sector Plan, and approval of the proposed Plan boundaries.**

Planning Department staff offered a multi-media presentation and discussed the proposed Scope of Work for the Forest Glen/Montgomery Hills Sector Plan. According to staff, the proposed Sector Plan will seek to determine un-met community needs and the viability of residential and commercial development opportunities, while also introducing new measures to improve or mitigate traffic and connectivity issues to allow for pedestrian friendly, mixed-use development. Staff identified a study area that is centered around Georgia Avenue and includes the complete Sector Plan area of the 1996 Forest Glen Sector Plan and the Montgomery Hills commercial center and adjoining communities as identified in the 2000 North/West Silver Spring Master Plan. The northwestern boundary is located along a portion of Plyers Mill Road and includes Oakland Terrace Elementary School and the adjacent Capitol View-Homewood Local Park. The northeastern boundary follows Dennis Avenue to Sligo Creek Park, which also serves as the eastern boundary along with Colesville Road. Spring Street along the edge of the Silver Spring Central Business District is the southern boundary, with the eastern boundary following the CSX rail right-of-way. Also included in the study area are the Forest Glen Metro Station, Holy Cross Hospital, a large portion of Sligo Creek Park, and the proposed Bus Rapid Transit (BRT) stations along the Georgia Avenue corridor. Staff noted that the study area boundary does not represent the final Forest Glen/Montgomery Hills Sector Plan boundary.

According to staff, the Forest Glen/Montgomery Hills study area is characterized by primarily single-unit residential with some multi-unit residential buildings near major intersections, which are easily accessible to transit. The study area also contains 1,650,000 square feet of non-residential space, with commercial centers located primarily along the Georgia Avenue corridor as low-density, strip-shopping centers and medical or medical related office use. Montgomery Hills is the primary commercial center and consists of small, narrow Commercial/Residential/Town (CRT) zoned parcels. For Forest Glen, recommendations call for compatible new development that is focused at the Metrorail station, protection of the existing

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**4. Forest Glen/Montgomery Hills Sector Plan Scope of Work**CONTINUED

residential neighborhoods, and a landscaped boulevard along Georgia Avenue. Recommendations for Montgomery Hills include well-connected bicycle, rail, pedestrian, and vehicular transportation systems; preservation of the residential character of the area; reconfirmation of the existing residential zoning; a possible townhome development along Georgia Avenue, and the rezoning of that area to Residential Townhome; limiting traffic impact in residential areas; and limiting commercial zoning.

Parks Department staff then discussed long range park plans, noting that existing parks are adequate but poorly distributed throughout the area. For the Sector Plan area, staff proposes active recreation destinations, a central civic green, an inter-connected system of sidewalks and trails, and wooded areas.

Planning Department staff then discussed environmental issues, noting that the study area is located within the Rock Creek and Sligo Creek watersheds. Impervious surfaces cover approximately 80 percent of the overall area, with approximately 10 percent imperviousness in commercial areas. Staff then discussed transportation issues, recommending an analysis of existing pedestrian, bicycle, transit, and vehicular conditions in the area, including a study of 28 intersections; an evaluation of bicycle and pedestrian traffic stress levels; and an estimation of future impacts. Staff stated that in accordance with the County Council Vision Zero Initiative, which sets a goal for no traffic deaths by 2030, any traffic recommendations will emphasize safety above all else.

Staff then discussed the three options for the Sector Plan boundary, with Option 1 closely following the 229.3-acre Georgia Avenue corridor between Dennis Avenue and Spring Street. Option 2 will include not only the area proposed in Option 1, but also the entirety of the Forest Glen Sector Plan area, including the Holy Cross Hospital campus, totaling 580.7 acres. Option 3 will include the entire Forest Glen Sector Plan and North/West Silver Spring Master Plan areas, as well as additional parks and buffers, for an area totaling 1,128.26 acres. Staff recommended Option 3.

The next steps for the Plan include a Planning Board briefing scheduled for winter 2018; presentation of the Working Draft scheduled for spring 2018; Planning Board worksessions scheduled for July through December 2018; transmission of the Plan to the County Council and County Executive scheduled for spring 2019; and Planning Board adoption of the Plan and a Sectional Map Amendment (SMA) scheduled for fall 2019.

There followed extensive Board discussion with questions to staff, during which the Board recommended adopting Option 1 for the proposed Plan boundaries, with substantial community outreach efforts to the adjacent neighborhoods. The Board also instructed staff to address the streetscape along Forest Glen Drive in the proposed Plan, and to show the proportion of background traffic versus local traffic when presenting the traffic study data.

**5. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(3), to consider the acquisition of real property for a public purpose and matters directly related to the acquisition.

**The topic to be discussed is the proposed acquisition of land for the Capital Crescent Civic Green**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

**6. CLOSED SESSION**

According to MD ANN Code, General Provisions Article, §3-305(b)(13), to comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

**The topic to be discussed is the approval of Closed Session Minutes**

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Discussed in Closed Session. See State citation and open session report in narrative minutes.**

7. **Silver Spring Streetscape Standards Update** --- Planning Board Briefing, overview of existing conditions analysis and work plan to update the 1992 Silver Spring Streetscape Standards.

*Staff Recommendation: Receive briefing and Provide guidance*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing and provided guidance to staff and the consultants regarding the proposed update of the 1992 Silver Spring Streetscape Standards.**

Planning Department staff noted that the Silver Spring Streetscape Standards were approved in 1992 and were used as guidance for the installation of paving, trees, and furnishings, such as benches, trash receptacles, and tree grates in the Silver Spring Central Business District (CBD). Over the years, these standards have resulted in pedestrian-friendly streetscape throughout much of the CBD. However, many of the details in the standards, which were innovative at the time, have become obsolete. In addition, the Silver Spring Streetscape Standards do not address new approaches or strategies such as the integration of stormwater into the public right-of-way, which is now mandated by state law. Staff then introduced Messrs. Elliot Rhodeside, Director and Landscape Architect, Max A. Pastore, Urban Designer, and Ronald Sessoms, Landscape Architect, consultants from Rhodeside & Harwell Consulting firm based in Alexandria, Virginia, who offered a multi-media presentation and discussed the Silver Spring Streetscape Standards Update project.

The consultants discussed the inventory and analysis of the existing conditions of the streetscape in the Silver Spring CBD, including street typologies, street trees; paving types, patterns, and locations; lighting types and locations; furnishings; and special elements and places. The consultants noted that the key takeaways are to embrace the diversity and eclecticism of the Silver Spring CBD; to develop a system of evaluating existing streetscapes in order to determine areas suitable for change; establish a palette of materials and treatments; to emphasize the importance of landscape maintenance and improvements; to evolve the tree planting scheme; to upgrade the quality of planting treatments below trees; to encourage special design treatments at key locations; to develop streetscape guidelines that are simple to use; and to embrace beauty and encourage creativity.

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**7. Silver Spring Streetscape Standards Update**

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Staff then noted that the next steps include development of the proposed project document, including incorporation of best practices and specific key recommendations from the Planning Board, stakeholders, and the working group, scheduled to take place from November 2017 through March 2018; presentation of the report first draft to the Planning Board and solicit public comments scheduled for early spring 2018; Planning Board worksession in late spring 2018; and presentation of the final draft report and Planning Board approval during Summer 2018.

There followed a brief Board discussion with questions to the consultants and staff.

**8. FY19 Budget Discussion Follow-up #1****BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion.**

Ms. Patricia Barney, Executive Director, Mr. John Kroll, Corporate Budget Manager, and Mr. Mazen Chilet, Chief Information Officer (CIO) discussed revisions to the proposed FY19 budget for their respective offices. Mr. Chilet discussed the results of his meeting with the Information Technology (IT) Council following Chair Anderson's recommendation at the October 19 Planning Board meeting to further discuss the proposed FY19 budget with members of the IT Council to arrive at more unified recommendations, especially concerning its initial non-approval of a recommended IT Security Officer position.

Ms. Barney and Mr. Kroll noted that there are minor changes in the previously submitted budget for Central Administrative Services (CAS), as recommended by the Planning Board at its October 19 meeting, except for the Information Technology office FY19 proposed budget, which Mr. Chilet will address. Mr. Chilet noted that the CIO is responsible for the Commission-wide IT systems in collaboration with the Chief Technology Officers of the various departments to meet the Commission's business needs. Fiscal year 2018 has seen continued success in identifying required policy enhancements in the face of increased IT security threats and breaches. The office of the CIO has launched security awareness training for all Commission staff. The initiative will help reduce IT security risks. The office of the CIO and the IT Council are working diligently to develop a comprehensive IT Governance and vision policy statements. A comprehensive security assessment has been carried out and recommendations will be implemented to ensure that the Commission's environment is able to face and mitigate all types of threats in the increasingly changing technology environment. Additionally, the office of the CIO will continue to work with the IT Council to set priorities and to ensure that projects are aligned with the Commission's goals and objectives.

Mr. Chilet noted that the base CIO budget reflects an increase of 3.9 percent, primarily reflecting the full cost of recently filled positions, and new initiatives bring that total increase to 30.8 percent. Mr. Chilet noted that the IT Security Officer position was approved last fiscal year for half a year but was not filled because the funds went to support the Montgomery County Parks budget cuts with the intention of requesting it for FY19. This position is critical to the security of the Commission's networks. The IT Council supports the request with a reduced salary budget of \$108,235 from \$144,313, which takes into account a 3-month recruitment period.

There followed a brief Board discussion with questions to staff.



**9. Proposed Amendment: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan Proposed Category Map Amendment – County Executive’s 2017-3 Amendment – Two Water/Sewer Service Category Change requests**

*Staff Recommendation: Transmit Comments to the County Executive*

**BOARD ACTION**

**Motion: DREYFUSS/FANI-GONZÁLEZ**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to transmit comments to the County Executive regarding the two water and sewer service category change requests cited above, and as stated in the attached transmittal letter.**

In keeping with the October 25 technical staff report, Planning Department staff discussed two water and sewer service category change requests, which by State Law, require comments and recommendations based on Master Plan consistency determination from the Planning Board. Staff noted that the Planning Board’s comments and recommendations will be transmitted to the County Executive for final action. Staff has also included information and maps of zoning, existing and proposed uses, and recommendations from other government agencies in the report.

The first request is from Porter Street Development Group for a 1.2-acre parcel located on the south side of Olney-Sandy Spring Road (MD108), west of its intersection with New Hampshire Avenue (MD650) and within the Sandy Spring/Ashton Rural Village Overlay Zone. The 1998 Master Plan shows the property within the proposed water and sewer service envelope. The property is part of a proposed Local Map Amendment (LMA) for the Townhouse Floating Zone. The Planning Board reviewed the application in May and recommended its approval. The LMA is under review by the Office of Zoning and Administrative Hearings. Staff recommends approval of this request.

The second request is from Haba Family Living Trust for a 3.0-acre lot located within the Water and Sewer Staging Area A of the 1994 Clarksburg Master Plan area. The Master Plan clearly anticipated the provision of water and sewer service to this property. Staff recommends approval of this request.

Messrs. Alan Soukup and George Dizelos, of the Department of Environmental Protection, were present at the meeting.

There followed a brief Board discussion with questions to staff.

**10. Zoning Text Amendment No. 17-07, Light Manufacturing and Production ---**  
 Brewing and Distilling ZTA 17-07 amends the Montgomery County Zoning Ordinance to: revise the definition and standards for light manufacturing and production; allow for the brewing and distilling of alcoholic beverages under certain circumstances; and allow light manufacturing and production use as a limited use in additional zones

*Staff Recommendation: Transmit comments to the County Council*

**(NOTE: Action required for County Council public hearing of 11/7/17)**

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

In keeping with the October 26 technical staff report, Planning Department staff discussed a proposed Zoning Text Amendment (ZTA) 17-07, which will amend the Montgomery County Zoning Ordinance to revise the definition and standards for light manufacturing and production; allow for the brewing and distilling of alcoholic beverages under certain circumstances; and allow light manufacturing and production use as a limited use in the Commercial/Residential (CR) zones with a maximum annual volume. Staff noted that as stated in the County Council memorandum of September 26, 2017, in 2013, the Night Time Economy Task Force recommended a policy of self-distribution for breweries. The subsequent State legislative change resulted in a significant number of breweries launching in the County over the past few years. They are part of the innovation economy culture that is taking root in Montgomery County. Communities, with locally produced beverages, benefit from both a vibrant scene for residents and from export-based jobs. Breweries and distilleries sell their spirits to consumers around the country and globally.

Staff added that production of more than 100,000 gallons of distilled liquor is allowed in the heavy manufacturing and production category, which is permitted in the Heavy Industrial (IH) zones. ZTA 17-07 would allow, in code what has been allowed by interpretation. It would also allow some brewing, up to 22,500 barrels per year and distilling up to 50,000 gallons per year. The ZTA also proposes to allow this use as a limited use in the CR zones. In addition to the site plan approval requirement when located next to a property zoned Agricultural, Rural Residential, or Residential Detached, the ZTA would limit the allowed Light Manufacturing and Production uses in the CR zones as mentioned above.

There followed a brief Board discussion with questions to staff.

**11. Zoning Text Amendment No. 17-08, Bed and Breakfast – Historic Buildings --- ZTA 17-08 amends the Montgomery County Zoning Ordinance to: revise the definition and requirements for a Bed and Breakfast; and allow a bed and breakfast under more permissive standards when the facility is located in an historic building.**

*Staff Recommendation: Transmit comments to the County Council.*

**(NOTE: Action required for County Council public hearing of 11/14/17)**

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 5-0**

**Nay:**

**Other:**

**Action: Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.**

In keeping with the October 26 technical staff report, Planning Department staff discussed a proposed Zoning Text Amendment (ZTA) 17-08, which will amend the Montgomery County Zoning Ordinance to revise the definition and requirements for a Bed and Breakfast under more permissive standards when the facility is located in an historic building. Staff noted that a Bed and Breakfast is defined as a detached house that is owner-occupied with no more than five guest rooms for rent and customarily serves breakfast to guests with specific standards. The proposed ZTA modified this definition by removing the “owner-occupied” and five guest rooms maximum standards and relocates them to the Use Standards Section for a Bed and Breakfast. The ZTA also modifies the limited use standards in the Agricultural and Rural Residential zones to allow any detached house or accessory building designated as historic on the Master Plan for Historic Preservation to provide up to 10 guest rooms, serve any meal to overnight guests, and to permit the owner to be off-site but requiring an on-site owner-authorized manager.

Staff added that the modifications to the use standards and definition for a Bed and Breakfast will have minimal impact on surrounding properties in the larger lot zones. Also, the relaxation of the Bed and Breakfast use standards for historic properties is consistent with other locations in the Zoning Ordinance where use and development standards have been granted more flexibility in order to preserve historic resources.

There followed a brief Board discussion with questions to staff.

12. **Zoning Text Amendment No. 17-10, White Flint 2-Parklawn Overlay Zone --- ZTA 17-10** amends the Montgomery County Zoning Ordinance to establish the White Flint 2-Parklawn Overlay zone with development and land use standards, and procedures for development approvals.

*Staff Recommendation: Transmit comments to the County Council*

**(NOTE: Action required for County Council public hearing of 11/14/17)**

### **BOARD ACTION**

**Motion:** DREYFUSS/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

In keeping with the October 26 technical staff report, Planning Department staff discussed a proposed Zoning Text Amendment (ZTA) 17-10, which would amend the Montgomery County Zoning Ordinance to establish the White Flint 2-Parklawn Overlay zone with development and land use standards, and procedures for development approvals. Staff noted that on July 13, 2017, the Planning Board approved the transmittal of the White Flint 2 Sector Plan Draft to the County Council and the County Executive. The Draft Plan included a recommendation for establishing an overlay zone to implement the recommendations and goals of the Planning Board Draft Plan. On September 14, 2017, the Planning Board recommended approval to transmit a draft ZTA to the County Council for introduction, as recommended in the Draft Sector Plan. ZTA 17-10 is consistent with the Planning Board's recommended legislation.

Staff also noted that the White Flint 2 Sector Plan recommends an overlay zone to retain the light industrial uses while recognizing the need for limited residential use in the Parklawn South District. The proposed overlay zone is similar in concept for the existing Twinbrook Overlay Zone, but is more expansive in its residential potential since, unlike the Twinbrook Overlay Zone, the residential development in this overlay zone will not be limited to a certain percentage of the existing non-residential floor area on a property. Staff added that the County Council's Planning, Housing & Economic Development (PHED) Committee is currently reviewing the Draft White Flint 2 Sector Plan and has expressed a desire to take an alternate approach to retaining more of the existing light industrial property and introducing less residential development. If the County Council decides to follow suit with an approach which is different from the parameters of ZTA 17-10, as introduced, then this ZTA would be either amended or eliminated.

Mr. Steve Robins, attorney, offered comments.

There followed a brief Board discussion with questions to staff and Mr. Robins.

**13. Zoning Text Amendment No. 17-11, Antennas on Existing Structures --- ZTA 17-11** amends the Montgomery County Zoning Ordinance to revise the uses for a dish antenna; and revise the use standards for antennas on existing structures that include a broadcast studio.

*Staff Recommendation: Transmit comments to the County Council*

**(NOTE: Action required for County Council public hearing of 11/14/17)**

**BOARD ACTION**

**Motion:** CICHY/PATTERSON

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to the County Council, as stated in the attached transmittal letter.

In keeping with the October 26 technical staff report, Planning Department staff discussed a proposed Zoning Text Amendment (ZTA) 17-08, which will amend the Montgomery County Zoning Ordinance to revise the uses for a dish antenna, and revise the use standards for antennas on existing structures that include a broadcast studio. Staff noted that the proposed ZTA would allow a dish located on an existing broadcast studio to be 22 feet in diameter. Satellite dishes on any other building would still be limited to eight feet in diameter. The ZTA would also allow a dish for radar transmission. An antenna on existing structure is allowed as a limited use in all zones, with the exception of the Residential Townhouse zones. It is defined as one or more antennas attached to an existing support structure, such as a building, a transmission tower, a monopole, a light pole, a water tank, a silo, a barn, or an overall transmission line support structure. Antennas on existing structures also include related equipment.

Staff believes that the proposed limited use standards provide a number of mitigating measures that help to maintain the character of existing neighborhoods. Although the ZTA limits the scenarios where the larger dish antenna may be located, i.e. broadcast studio, staff believes that by defining the term “media broadcast studio,” potential visual impacts to surrounding residential properties can be further minimized. Staff recommended approval of the proposed ZTA with the addition of the following language “Media Broadcast Studio means any facility used to create or produce radio, television or other electronic media programming. A broadcasting studio may include studios, stages, editing facilities, post-production facilities, and equipment for program distribution and reception via satellite, wire, or fiber optic cable. A Media Broadcast Studio does not include a Media Broadcast Tower.”

Mr. Robert Harris, attorney, offered comments.

There followed a brief Board discussion with questions to staff and Mr. Harris.