



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, September 13, 2018, at 9:10 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:13 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 9:17 a.m. Vice Chair Norman Dreyfuss was necessarily absent.


Items 1 through 7 are reported on the attached agenda.


Item 1C1 was removed from the Planning Board agenda.

The Board recessed for lunch at 11:04 a.m. and reconvened in the auditorium at 1:12 p.m.

Items 8 through 13 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:13 p.m. The next regular meeting of the Planning Board will be held on Thursday, September 20, 2018, 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, September 13, 2018
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600

1. Consent Agenda

***A. Adoption of Resolutions**

1. Chevy Chase View Preliminary Plan 120180160 – MCPB No. 18-087

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Adopted the Resolution cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220180080, Brookmont, Section 1

R-60 zone, 1 lot; located on the west side of Ridge Drive, at the intersection of Maryland Avenue; Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220181010 - 220181030, The Quarry

CRT-TDR zone, 45 lots, 8 parcels; located on the north side of River Road (MD 190), 2200 feet west of Seven Locks Road; Potomac Subregion Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220181060, Chevy Chase, Section 4

R-60 zone, 1 lot; located on the north side of Thornapple Street, 450 feet west of Connecticut Avenue (MD 185); Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

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

***C. Other Consent Items**

1. ~~8787 Georgia Avenue~~—REMOVED

~~A. Extension Request for Preliminary Plan No. 120180100, 8787 Georgia Avenue, CR 3.0, C 2.0, R 2.75, H 90T, 3.19 net acres, Request extension for proposal to create one lot for a mixed-use development for up to 413,821 square feet of residential uses (up to 400 units) and up to 32,000 square feet of non-residential uses, located in the eastern quadrant of the intersection with Georgia Avenue and Spring Street; 2000 Silver Spring CBD Sector Plan.
Staff Recommendation: Approval of Extension~~

~~B. Extension Request for Site Plan No. 820180100, 8787 Georgia Avenue, CR 3.0, C 2.0, R 2.75, H 90T, 3.19 net acres, Request extension for proposal to create one lot for a mixed use development for up to 413,821 square feet of residential uses (up to 400 units) and up to 32,000 square feet of non-residential uses, located in the eastern quadrant of the intersection with Georgia Avenue and Spring Street; 2000 Silver Spring CBD Sector Plan.
Staff Recommendation: Approval of Extension~~

2. Olive Branch Community Church, Site Plan Amendment No. 82012020B---Request to provide approximately 1,000 sf of additional floorplan to the main building. Located on MD 108 Olney Sandy Spring Road, approximately 1/2 mile east of central Sandy Spring and the intersection with Meeting House Road, 3.06 acres, RE-2 Zone, 2015 Sandy Spring Rural Village Plan.
Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/FANI-GONZÁLEZ

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

**Action: 1. This Item was removed from the Planning Board agenda.
2. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.**

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Planning Board Meeting Minutes submitted for approval.

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 bi-county Planning Department intern tours of sites in Prince George's and Montgomery Counties, including the National Harbor and the new Prince George's Hospital; the recent visits from a delegation of five environmental specialists from Japan, and a group of 22 planners from South Korea; the recent community meeting regarding Vision Zero held on September 7 at the Silver Spring Civic Building, which included presentations from Planning Department staff and Commissioner Fani-González; the recent Action Committee for Transit meeting regarding Vision Zero held on September 11, which was attended by Planning Department staff; a recent Global Climate Action Summit regarding climate change held on September 12, which included a presentation from Mr. Steve Findley, Area 2 Planner; the upcoming community meeting scheduled for September 17 regarding the results of a recently completed economic study for the Forest Glen/Montgomery Hills Sector Plan area, with staff scheduled to present the results to the Planning Board on September 20; the status of the Aspen Hill Vision Zero Study, with the kick-off community meeting scheduled for September 26; upcoming Hispanic Heritage Month celebration, with staff currently in the process of finalizing three events; upcoming fall training sessions, including a new session of the Leadership Institute.

Ms. Leslye Howerton, Area 1 Planner Coordinator, then discussed the recent appointment of two new members to the Implementation Advisory Committee (IAC) for the Bethesda Downtown Sector Plan at the September 6 Planning Board meeting. Ms. Howerton noted that during that meeting, the Planning Board instructed staff to explore the feasibility of appointing a total of 15 members in order to accommodate a third candidate, Ms. Cristina Echavarren, who had expressed interest in the IAC but was not chosen to be a member. As per the Board's instruction, Ms. Howerton met with Ms. Echavarren, who informed Ms. Howerton that she would be relocating and therefore unable to perform the required duties of an IAC member.

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2. Roundtable DiscussionCONTINUED

Ms. Molline Jackson, Special Assistant to the Planning Director, then briefly discussed the Art Review Panel (ARP), noting that the final draft of the ARP Policies and Procedures Guidelines manual has been completed. Ms. Jackson added that there are currently two open positions on the Panel.

Ms. Carrie Sanders, Area 2 Division Chief, then offered a multi-media presentation and briefly discussed an upcoming placemaking event scheduled for the week of October 8 at Randolph Hills Shopping Center in White Flint. According to Ms. Sanders, Planning Department and Better Block Foundation staff met with property owners and stakeholders on May 30 to gather community input regarding improvements to a green space located on the northeast portion of the shopping center along Boiling Brook Parkway. Over the summer, Better Block Foundation staff worked with property owners to assign volunteers and gather materials. Improvements and activities will include an entrance archway, food trucks, local vendors, seating, a fire pit, a temporary band shell for musical performances, and futsal and basketball courts, among others. Ms. Sanders added that following the placemaking event, the green space will continue to function as a pop-up park.

There followed a brief Board discussion.

3. FY20 Budget Overview

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing on the FY20 Budget guidelines from the Commission Budget Manager John Kroll in preparation for the FY20 Budget and the six-year Outlook.

4. **Cypress Avenue Property, Preliminary Plan No. 120180050---R-60 zone, 2.09 acres, Request to create seven single-family lots; located on Cypress Avenue, approximately 200 feet north of West Cedar Lane; Bethesda Chevy-Chase Master Plan.**

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Preliminary Plan cited above, subject to conditions, and adopted the attached Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to subdivide a 2.09-acre property, identified as Parcel N326, that is located on the east side of Cypress Avenue, and is zoned Residential in the Bethesda-Chevy Chase Master Plan area. The property, purchased by the Foundation for Advanced Education in the Sciences (FAES) in 1965, has frontage on both Cypress and Acacia Avenues, and is currently undeveloped.

Staff noted that the applicant proposes to subdivide the property to create seven single-family residential lots ranging in size from approximately 7,545 square feet to approximately 8,022 square feet each, along with an outlot of approximately 37,503 square feet. Each single-family lot will be accessed via its own driveway, with the three northernmost lots to be accessed from Acacia Avenue and the remaining lots to be accessed from Cypress Avenue. The applicant also proposes to remove 1.24 acres of forest, retain 0.85 acres, and create a Category I Forest Conservation Easement within the outlot area that fully addresses the forest conservation requirements through on-site retention, requiring no reforestation plantings. Staff added that the applicant has submitted a variance request to remove 13 trees and impact two others, which will be mitigated through the planting 12 of trees onsite. Staff supports the variance request.

Mr. Allen Myers, member of the Maplewood Citizens Association, offered testimony.

Mr. Patrick O’Neil, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion.

5. Takoma Park Middle School

A. Takoma Park Middle School Preliminary/Final Forest Conservation Plan, MR2018036--
-Located at 7611 Piney Branch Road, 18.10 acres, RE-60 zone, Takoma Park Master Plan.
Staff Recommendation: Approval with Conditions

B. Takoma Park Middle School Addition: Mandatory Referral No. MR2018036---Request
to construct a 3-story addition and new play area and improve pedestrian circulation with ADA
upgrades and stormwater management facilities; located at 7611 Piney Branch Road, Takoma
Park; Takoma Park Master Plan
Staff Recommendation: Approval to Transmit Comments to Montgomery County Public Schools

BOARD ACTION

Motion: A. & B. CICHY/PATTERSON

Vote:

Yea: A. & B. 4-0

Nay:

Other: DREYFUSS ABSENT

**Action: A. Approved staff recommendation to transmit comments to Montgomery
County Public Schools, as discussed during the meeting, and as stated in the attached
transmittal letter.**

**B. Approved staff recommendation for approval of the Preliminary Forest
Conservation Plan cited above, subject to conditions, as stated in the attached adopted
Resolution.**

Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request by Montgomery County Public Schools (MCPS) and the associated Preliminary/Final Forest Conservation Plan (PFCP) for the construction of two additions to an existing middle school building. The 18.10-acre site, currently developed with the Takoma Park Middle School, is located on the east side of Piney Branch Road (MD320) and zoned Residential within the Takoma Park Master Plan area. In addition to the existing school, the property is currently developed with associated parking lots, athletic fields, and play areas, and contains a portion of a linear stream valley park and forest. The 2.29-acre Hefner Park, owned by the City of Takoma Park, abuts the site to the south, with Takoma-Piney Branch Park abutting the site to the southeast. The school is accessed via MD320 to the north and Grant Avenue to the southwest, with student drop off, a bus loop, and a parking lot located on the southwestern side of the site with access from both Grant Avenue and MD320. Although the current capacity of the school is 939 students, the current enrollment is 1,140 students.

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5. Takoma Park Middle SchoolCONTINUED

Staff noted that MCPS proposes to expand the existing school building in two phases, with Phase I to include the addition of a three-story, 48,076-square foot extension on the northeast side of the school adjacent to MD320, which will house two science rooms, 14 classrooms, corridor connections, and six shell spaces for future growth, and will enclose a new courtyard. Phase II of the project will include an 11,586-square foot addition on the southeastern side of the school that will include an auxiliary gymnasium, fitness weight room, health classroom, a relocated music classroom, three new basketball courts on the southeastern side of the school, and improved circulation around the building including Americans with Disabilities Act (ADA) compliant stairs from the ballfields to the building. The main entrance and bus loop will remain unchanged. Staff added that when completed, the additions will increase capacity to 1,306 students, with a supplemental shell capacity of six classrooms allowing a total enrollment of 1,500 students.

According to staff, the public has expressed concern regarding the slopes between the eastern side of the school and the multi-purpose fields, as they have been used by the community for decades for special events and as a sledding spot. To address this, MCPS preserved two portions of the slope on both sides of an existing stairway leading to the ballfields. North of the stairs, built-in raised terraced bleachers will be constructed into the slope that will be accessible from a new ADA compliant walkway. The bleacher seating area will be approximately 3,000 square feet. South of the stairway will be an approximately 17,850-square foot open sledding area.

Staff then discussed the associated PFCP, noting that the applicant proposes to preserve 1.82 acres of existing forest and clear 0.21 acres of forest, which will require 1.11 acres of re/afforestation, for which the applicant will provide 1.17 acres of onsite planting. The applicant has also submitted a variance request to remove one specimen tree and impact five others, the mitigation for which will require that the applicant plant four canopy landscape trees onsite. Staff supports the variance request.

Staff then briefly discussed minor revisions to the conditions of approval for the PFCP and the comments to be transmitted to MCPS, including an additional comment that MCPS work with the City of Takoma Park and the school Principal to determine if the added bleachers should be removed from the project or retained for academic and public use.

Mr. Seth Adams, of MCPS, offered comments and answered questions for the Board.

Ms. Jamee Ernst, representing the City of Takoma Park Department of Housing and Community Development, also offered brief comments.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to include specific language in the comments to MCPS stating that if the proposed bleacher seating is not implemented, consideration should be given to using the land to optimize the existing sledding slope.

6. **Becraft Property, Annexation X-7969-2018**---Request for annexation into the corporate boundaries of the City of Gaithersburg of approximately 1.8 acres of land in Montgomery County (Lots 2, 7, 9 and 11, Block B of the Oakmont Subdivision, Plat Book A Plat Number 20); thus, rezoning from Montgomery County’s R-200 Zone to the City of Gaithersburg’s R-A Zone; located on the west side of Central Avenue between East Deer Park Drive and Oakmont Avenue, within the 2010 Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval to Transmit Comments to the Montgomery County Council and City of Gaithersburg

BOARD ACTION

Motion: FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the City of Gaithersburg 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 four parcels into the City of Gaithersburg and rezone the lots from the Montgomery County Residential Zone to the City of Gaithersburg Low Density Residential (R-A) Zone. The 1.813-acre site, identified as recorded Lots 2, 7, 9, and 11 in Block 2, is located on the west side of Central Avenue between East Deer Park Drive and Oakmont Avenue, within the Great Seneca Science Corridor Master Plan area. The site is currently undeveloped, with all of the lots currently split between the jurisdictions of the City of Gaithersburg and Montgomery County. The applicant is petitioning the City of Gaithersburg to annex the portions of the four platted parcels that are not currently within the boundaries of the City and rezone the lots to the R-A Zone, which does not allow greater density than the current County Residential Zone. Lots 7, 9, and 11 will maintain the existing access from East Deer Park Drive, with Lot 2 maintaining the frontage access along Central Avenue. Staff added that to date, no correspondence regarding the proposed annexation has been received.

Mr. Marty Mitchell from Mitchell & Best Home Builders, LLC, member of the applicant’s team offered comments.

There followed a brief Board discussion.

7. Staff Draft of Amended Administrative Regulations for Chapter 22A, Forest Conservation – Public Hearing

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

Planning Department staff briefed the Planning Board and discussed the staff draft of the proposed amendments to the Administrative Regulations for Chapter 22A of the County Code regarding Forest Conservation Law. On June 28, 2018, Planning Department staff presented their proposed revisions to the Regulations to the Planning Board, during which the Board set the public hearing for September 13 to allow the public and regulated community to provide comments on the draft regulations. Worksessions with the Planning Board will be promptly scheduled based on the comments received today, with the first of these tentatively scheduled for November 1.

Mr. Matt Wessel, representing the Maryland Building Industry Association, offered testimony.

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

8. MD 355 Intersection Improvements at West Old Baltimore Road - Mandatory Referral MR 2019001---Applicant: Maryland Department of Transportation
 Project: MD 355 Intersection Improvements at West Old Baltimore Road
Staff Recommendation: Approval with Comments

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval to transmit comments and recommendations to Maryland Department of Transportation State Highway Administration, as stated in the attached transmittal letter.

In accordance with the September 6 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request for proposed road improvements at the intersection of MD355 with West Old Baltimore Road. Staff noted that Maryland Department of Transportation State Highway Administration (SHA) proposes to construct intersection improvements at the intersection of MD355 with West Baltimore Road. The proposed project will include the design and construction of a traffic signal, roadway, bicycle and pedestrian improvements along a 2,030-foot long section of MD355 and a 400-foot long section of West Old Baltimore Road in the Clarksburg Master Plan Special Protection Area and on SHA right-of-way. The existing temporary traffic signal will be replaced by a permanent one. Staff also noted that the project will be financed by state funds.

Staff added that MD355/Frederick Road is a two-lane, undivided roadway that travels in a northwest-southeast direction. It is classified as Suburban Controlled Major Highway with planned Bus Rapid Transit (BRT) according to Montgomery County’s Master Plan of Highways and Transitways. The existing travel lanes are 11 feet wide with narrow paved shoulders and the posted speed limit is 45 miles per hour. There are no existing curbs, no pedestrian facilities and bicycle accommodations. Land uses along MD355 primarily include vacant land, residential neighborhood, forest and Greenridge Baptist Church immediately to the northeast of the project site. Staff also noted that a traffic study, environmental analysis, adequate public facilities review, stormwater management and a forest conservation plan have all been done and are also discussed in detail in the staff report.

Staff recommends that the Planning Board approve the proposed Mandatory Referral and provide comments and recommendations to SHA as discussed in the staff report.

Mr. Andrew Bossi, Senior Engineer at Montgomery County Department of Transportation, and Mr. Moreshwar Kulkani, Transportation Design Engineer at SHA, offered comments and clarifications and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff.

9. **Townhouse Living – Accessibility Tax Credit**---ZTA 18-10 amends the Montgomery County Zoning Ordinance to allow a tax credit under Section 52-107 for a townhouse unit approved as a conditional use.

Staff Recommendation: Transmit Comments to the County Council

(NOTE: Action required for County Council public hearing of 9/18/18)

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to transmit comments to the County Council regarding a proposed amendment to Zoning Text Amendment 18-10 related to Townhouse Living-Accessibility Tax Credit, as stated in the attached transmittal letter.

Planning Department staff discussed Zoning Text Amendment 18-10 which amends the Montgomery County Zoning Ordinance to allow a tax credit under Section 52-107 of the Zoning Ordinance for a townhouse unit approved as a conditional use that meets or exceeds the Level II Accessibility Standards established by Section 52-18T and detailed in Section 52-18U of the Zoning Ordinance. Staff noted that as adopted in 2015, a conditional use is allowed for townhouse living in the Residential (RE)-1, R-200, R-90, and R-60 zones under requirements that include meeting the Level II Accessibility Standards for all units; proximity to public transit, public recreation services within 1,000 feet of the site; a Metro station within two miles of the site; demonstration that the post construction site will be minimally sloped; a project site of at least two acres; density limitations and development standards of the Townhouse Medium Density (TMD) zone under the optional method of development; and at least one parking space for each dwelling unit which meets the requirements for handicapped accessible parking; and a condition of approval stipulating that any property owner of the conditional use project must be prohibited from seeking a tax credit under Section 52-18U or Section 52-93(e).

Staff added that ZTA 18-10 would allow the owner of a project which was approved as an accessible, conditional use with increased density, to be eligible for tax credits and would delete the previous provision which stated otherwise.

Staff also noted that it has no objection to the proposed ZTA as it will assist in increasing the number of accessible units in the county.

There followed a brief Board discussion with questions to staff.

10. NextGen Transportation Demand Management (TDM) – Proposed Code Changes and Executive Regulations---Review MCDOT-proposed code changes and executive regulations supporting an expansion of transportation demand management within the County.

Staff Recommendation: Transmit Planning Board Comments to the County Council in Advance of the Public Hearing

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Received briefing followed by Board discussion and approved staff recommendation to transmit comments and recommendations to the County Council, as stated in the attached transmittal letter.

In keeping with the September 6 technical staff report, Planning Department staff and Ms. Sandy Brecher, Section Chief for Commuter Services at Montgomery County Department of Transportation (MCDOT) offered a multi-media presentation and discussed the NextGen Transportation Demand Management (TDM) proposed changes to the Code and Executive Regulations.

Ms. Brecher noted that MCDOT is proposing revisions to Chapter 24A, Article II of the County Code and an accompanying Executive Regulation to enhance TDM in the county. The intent of the proposed changes, known as NextGen TDM, is to expand TDM to areas of the county beyond the current TDM districts, streamline existing TDM processes, provide more flexibility in the selection of TDM strategies, ensure fairness, and increase the Non-Auto Driver Mode Share (NADMS) in the county. The key elements of the proposed NextGen TDM program include: a tiered TDM approach with three program levels. Each tier requires various commitments from developers depending on the size and geographic location of the project; TDM program tier thresholds which vary based on Subdivision Staging Policy (SSP) transportation policy area categories; a Traffic Mitigation Plan (TMP) is required of employers within a red, orange, or yellow transportation area, as shown on the map included in the staff report; and TMP thresholds, based on the number of employees, which vary according to the transportation policy area category of the employer's location.

Staff noted that a County Council public hearing is scheduled for October 9.

There followed extensive Board discussion with questions to staff and Ms. Brecher.

11. Patient First at Milestone: Site Plan Amendment No. 81994029E---Request to convert an existing building from a restaurant to a medical clinic by adding 1,468 square feet of building area and improving the architectural façades and landscape. Lot 19, Block C, located at 21044 Frederick Road in the Milestone Shopping Center, 1,200 feet south of the intersection of Ridge Road (MD 27) and Frederick Road (MD 355), approximately 1.39 acres, CRT 2.0; C-0.5, R-1.5, H-65T, reviewed under the RMX-1 zone; 2009 Germantown Sector Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Site Plan Amendment request cited above, subject to conditions, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment for the Patient First at Milestone project, in accordance with the August 29 technical staff report. Staff noted that the request is to convert an existing building from a restaurant to a medical clinic by adding 1,468 square feet of building area and improving the architectural façades and landscape. The project is located on a 1.39-acre property on Frederick Road in the Milestone Shopping Center, 1,200 feet south of the intersection of Ridge Road (MD 27) and Frederick Road (MD 355) in the Germantown Employment Area Sector Plan. Staff noted that the proposed modifications are consistent with the previous findings and conditions of approval stated in the Site Plan adopted Resolution, except as described in the staff report.

Staff added that the proposed amendment satisfies the applicable standards for the proposed medical clinic in the Residential/Mixed Use (RMX-1) zone, consistent with the grandfathering provision of Section 7.7.1.B.3 of the Montgomery County Zoning Ordinance for amendment of a plan approved before October 30, 2014.

Mr. Tim Longfellow of GLW Co., a Planning, Engineering and Surveying Company, representing the applicant, Mr. Dean Andrews of Patient First also present, offered brief comments and concurred with the staff recommendation.

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

12. Mandatory Referral MR 2018027: Poolesville Golf Club/Agriculture & Winery---
 Request to construct a 16,500 SF replacement clubhouse, a 7,300 SF winery facility, a 6,300 SF malting and distilling facility, and 3,500 SF of educational space; located at 16601 West Willard Road, Poolesville; Preservation of Agriculture & Rural Open Space Master Plan

Staff Recommendation: Approval to Transmit Comments to Montgomery County Revenue Authority

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS

Action: Approved staff recommendation for approval to transmit comments to Montgomery County Revenue Authority, as stated in the attached transmittal letter.

As discussed in detail in the September 5 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Mandatory Referral request for the Poolesville Golf Club/Agriculture and Winery project. Staff noted that the request is to build a 16,500-square foot replacement clubhouse, a 7,300-square foot winery facility, a 6,300-square foot malting and distilling facility, and 3,500 square feet of educational space on a 388.35-acre property located on West Willard Road in Poolesville in the Preservation of Agriculture & Rural Open Space Master Plan area. The existing site has been previously developed as the Poolesville Golf Course, a public golf club with approximately 11,665 square feet of building area for the club use, with a 144-space surface parking lot, outdoor pavilion amenity areas, and other equipment storage sheds.

Staff added that the proposed agricultural/winery facility development includes contiguous open space for crop production which is located along the site’s main entrance drive. The proposed circulation provides sidewalk connectivity throughout the site with direct connections to the new parking lot, banquet hall, agricultural/winery facility, malting facility, and crop areas. Required short and long-term bicycle parking will be provided near the entrance of the new clubhouse and vehicle parking will be provided on a newly built surface lot. The project will also offer production facilities which farmers can use to convert their crops into a sellable product. The applicant also intends to integrate an educational-vineyard in efforts to promote additional economic development in the area.

Mr. Robert Graham of Rodgers Consulting, representing the applicant, Montgomery County Revenue Authority, offered comments and concurred with the staff recommendation.

Mr. Jim Brown representing the Town of Poolesville offered testimony.

Messrs. Daniel Park and Keith Miller, members of the applicant’s team, also offered brief comments.

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

13. Potomac Elementary School

A. Potomac Elementary School, Preliminary/Final Forest Conservation Plan, MR2018017--
 -Located at 10311 River Road, 9.64 acres, RE-2 zone, 2002 Potomac Sub-region Master Plan.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

B. Mandatory Referral MR 2018017: Potomac Elementary School---Request to construct a new 86,500 square foot energy efficient Elementary School with separated bus loop with ADA upgrades and stormwater management facilities; located at 10311 River Road, Potomac; Potomac Sub-region Master Plan.

Staff Recommendation: Approval to transmit comments to Montgomery County Public Schools

BOARD ACTION

Motion: **A. FANI-GONZÁLEZ/PATTERSON**
 B. FANI-GONZÁLEZ/PATTERSON

Vote:

Yea: **A. & B. 4-0**

Nay:

Other: **DREYFUSS ABSENT**

Action: **A. Approved staff recommendation for approval of the Preliminary/Final Forest Conservation Plan, subject to conditions, and adopted the attached Resolution.**
 B. Approved staff recommendation for approval to transmit comments to Montgomery County Public Schools, as stated in the attached transmittal letter.

In keeping with the August 31 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request and the associated Preliminary/Final Forest Conservation Plan (PFCP) from Montgomery County Public Schools (MCPS). Staff noted that the Mandatory Referral request is for the construction of a new 86,500-square foot energy efficient Potomac Elementary School with a separated bus loop with Americans with Disabilities Act (ADA) upgrades and stormwater management facilities. The 9.64-acre site is located on River Road in the Potomac Sub-region Master Plan area. The site is flat and contains some trees, a wooded area in the northeast corner, a stream valley buffer and a 100-year flood plain. The neighboring properties are mostly residential, except for a religious institution to the southeast. MCPS is proposing to tear down the existing school and rebuild it. When completed, the new facility will have an increased capacity of 472 students, with core space designed for 740 students. The proposed project also includes traffic circulation improvements along River Road, a new entrance to accommodate a separate bus loop, and improvements to parent drop-off queuing and pedestrian circulation.

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13. Potomac Elementary School -- A, Preliminary/Final Forest Conservation Plan, MR2018017 & B. Mandatory Referral MR 2018017CONTINUED

Staff also noted that the PFCP submitted by the applicant proposes no forest clearing and no forest retention. The proposed development will generate a 1.45-acre afforestation planting requirement because the site contains no existing forest. The applicant proposes to meet the planting requirement through Mitigation Credit in an offsite forest conservation bank. The applicant submitted a variance request for the removal of eight trees and impact to seventeen protected trees that are 30 inches or greater in caliber. Staff has forwarded a copy of the variance request to the County Arborist for recommendation, as required by the Montgomery County Code but has not received a response as of today. Staff recommends that the Planning Board approve the FCP and the variance request with the conditions stated in the Resolution submitted for adoption.

Mr. Seth Adams of MCPS offered brief comments.

Dr. Catherine Allie, Principal at Potomac Elementary School, also offered brief comments.

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