



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

MCPB No. 18-133
Preliminary Plan No. 120170160
Priddy Property
Date of Hearing: December 13, 2018

JAN 22 2019

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on February 1, 2017, Carolee M. Priddy Et Al TR ("Applicant") filed an application for approval of a preliminary plan of subdivision of property that would create eight (8) lots on 26.93 acres of land in the RE-2 zone, located at 13511 Query Mill Road approximately 0.5 miles south of the intersection of Turkey Foot Road and Query Mill Road. ("Subject Property"), in the Rural West Policy Area and *Potomac Subregion Master Plan* ("Master Plan") area; and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120170160, Priddy Property ("Preliminary Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 30, 2018, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 13, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on December 13, 2018, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Cichy, seconded by Commissioner Fani-Gonzalez, with a vote of 4-0; Commissioners Cichy, Dreyfuss, Fani-Gonzalez, and Patterson voting in favor. Chainman Anderson was absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120170160 to create eight (8) lots on the Subject Property, subject

Approved as to
Legal Sufficiency

Christina Sowa 1/10/19

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to the following conditions:¹

1. This Application is limited to eight (8) lots for eight (8) single-family detached homes and one (1) outlot.
2. The Applicant must comply with the conditions of approval for the Preliminary Forest Conservation Plan No. 120170160, approved as part of this Preliminary Plan, including:
 - a. The Applicant must submit and obtain Staff approval of a Final Forest Conservation Plan prior to record plat.
 - b. Before demolition, clearing, or grading on the Subject Property, the Applicant must record a Category I Conservation Easement among the Montgomery County Land Records by deed. The deed must be in a form approved by the M-NCPPC Office of the General Counsel, and the Liber and Folio for the easement must be referenced on the record plat.
 - c. Final location and amount of all Variance Tree mitigation plantings will be determined at time of Final Forest Conservation Plan.
 - d. All Variance Tree mitigation plantings shall be onsite within unforested areas of the Stream Valley Buffer.
 - e. Variance Tree mitigation plantings may be reduced to one-inch caliper size if trees are planted in accordance with afforestation planting guidelines.
3. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated November 15, 2018, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
4. The Planning Board accepts the recommendations of Montgomery County Department of Permitting Services ("MCDPS"), Fire Department Access and Water Supply Section in its letter dated January 18, 2018, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

6. Prior to Certified Preliminary Plan, the Applicant must label the proposed tertiary residential public street to be constructed as part of the Application as "Public Street A".
7. The record plat must include the following note: "Access to [insert street name used on record plat for Public Street A] is denied for Outlot "A""
8. The Applicant must dedicate and show on the record plat the rights-of-way for the following roads as well as construct the roads to the design standards specified in a. and b. below and as shown on the Certified Preliminary Plan:
 - a. Public Street A with a minimum of 60 feet of right-of-way must be constructed to MCDOT Road Code Modified Standard MC-2002.03: Open Section Tertiary Residential Street.
 - b. Cul-De-Sac at the end of Public Street A with a minimum of 130 feet in diameter right-of-way must be constructed to MCDOT Road Code Standard MC-222.02: Cul-De-Sac Open Section Road.
 - c. Query Mill Road with a minimum of 35 feet of right-of-way from pavement centerline. No frontage improvements are required.
9. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
10. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Water Resources Section in its stormwater management concept letter dated October 30, 2018, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
11. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service ("MCDPS") – Well and Septic Section in its letter dated August 17, 2018 and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Well and Septic Section provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
12. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s) of the Certified Preliminary Plan.

13. The Certified Preliminary Plan must contain the following note:

“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”

14. Record plat must show all necessary easements.

15. The record plat must reflect all areas under common ownership.

16. The Applicant must investigate the feasibility of using a secondary power source to adequately serve a house on Lot 7 with the Montgomery County Department of Permitting Services, Well and Septic division.

17. The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty (60) months from the date of mailing of the Planning Board Resolution.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The Planning Board finds the Preliminary Plan meets all applicable sections of the Subdivision Regulations. The lot sizes, widths, shapes and orientations for all eight lots are appropriate for the location of the subdivision, taking into account the design recommendations included in the Master Plan, and for the building type (single family homes) contemplated for the Property.

Outlot “A”

The Application also creates an outlot (Outlot "A") on the east side of the Property with the intent that it remain in continued agricultural use or until such a time that access could be granted that does not require modification to the Category I easements on the stream valley buffers. Prior to the formal submittal of this Application, this outlot was proposed as a buildable lot and did have an approved septic percolation system. However, Staff strongly discouraged additional driveway crossing points of the stream valley to provide vehicular access to Outlot "A". As a result, this outlot will be created with the intent that it remain unbuildable and in agricultural use under the current lease agreement with an adjacent (off-site) property owner. The outlot could be transferred in ownership to another adjacent property owner for continued agricultural purposes or open space.

The Planning Board is concerned with the possibility that a future owner of this outlot could attempt to convert Outlot: A" into a buildable lot through the minor subdivision process and seek abandonment of a portion of Category I easement on the Property for driveway access out to Public Street "A" (potentially through Lot 4). The Planning Board considers any additional stream crossings undesirable and avoidable. The Planning Board suggests that vehicular access to Outlot A could be provided off Stonebarn Lane or some other alignment where stream crossings can be avoided.

The Planning Board considered the negative environmental impacts of an additional driveway stream crossing to access the area shown as Outlot "A" on the Certified Preliminary Plan and was satisfied that the outlot designation and adjacent Category I easements were sufficient to prohibit development on Outlot "A" until such time as the outlot could be converted to a record lot with alternative access which does not cross any stream.

The lots were reviewed for compliance with the dimensional requirements for the RE-2 zone as specified in the Zoning Ordinance. The lots meet all the dimensional requirements for area, frontage, width, and setbacks in that zone.

2. The Preliminary Plan substantially conforms to the Master Plan.

The Preliminary Plan substantially conforms with the recommendations of the Master Plan.

The purpose of the Master Plan is to protect the Subregion's natural environment and unique ecosystems, strengthen communities, maintain the transportation network, expand community facilities, and utilize historic preservation to contribute to the Subregion's unique sense of community. The Subject Property is located in the Travilah planning area of the Master Plan. The Master Plan provides no specific recommendations for the Subject Property other than to

recommend the RE-2 zoning, which would continue the large lot residential appearance of the planning area.

Planning, Land Use and Buildings

The Master Plan reconfirms the zoning applied to the Subject Property. The Travilah planning area is a low-density area which acts as a transition from the higher densities of the Potomac and North Potomac planning areas to lower densities in Darnestown and the natural environment of the Potomac River.

Travilah is a more rural portion of the Subregion. The lack of community sewer systems has ensured low-density residential neighborhoods. The Application conforms to the general guidance of the Master Plan by providing a low-density residential development served by septic systems.

Transportation and Environment

The Master Plan's Transportation section identifies Query Mill Road as a Rustic Road. The Master Plan seeks to preserve the Subregion's existing character via the two-lane road policy and the rustic roads program. The Application is consistent with the guidance of the Master Plan by including no improvements to Query Mill Road in order to maintain its rural character and conformance to the two-lane road policy.

The environmental recommendations in the Master Plan focus on water quality protection for the watersheds in the Subregion and protecting forests as well as wetlands. The Subject Property is located in the Sandy Branch tributary to the greater Watts Branch watershed. The Preliminary Plan provides the required stormwater and water quality features to protect the watershed and preserve existing forest under Montgomery County Code. Low density residential uses in the RE-2 Zone can help maintain good water quality standards.

- 3. Public facilities will be adequate to support and service the area of the subdivision.*

Roads and Transportation Facilities

The transportation Adequate Public Facilities (APF) test is satisfied under the 2016-2020 Subdivision Staging Policy. The Property is located in the Rural West Policy Area.

Query Mill Road is a Rustic Road requiring 70 feet of right-of-way in accordance with the *2002 Potomac Subregion Master Plan*. The Application grants 35 feet of right-of-way from the centerline of Query Mill Road. This amount of right-of-way dedication conforms to the Master Plan requirements.

Under Section 49-33(e)(1)(B), "If a lot or lots front on a public road, the permittee must install sidewalks, master-planned bikeways, ramps, curbs, and gutters,

except any sidewalk: (B) on any roadway classified as exceptional rustic, rustic, country arterial, or country road”. Based on the classification of Query Mill Road as a Rustic Road no sidewalk, or other frontage improvement is required.

In accordance with Section 49-33(e)(1)(A) of County Code, the proposed street does not require a sidewalk. Under this section, “sidewalks are not required: (A) in front of a lot that is larger than 25,000 square feet for a single-family detached dwelling in a rural zone;”

The smallest lot in the Application is 89,734 square feet which more than triples the minimum threshold. Furthermore, sub-part “D” of this section allows for eliminating sidewalks “on a secondary or tertiary residential street or service drives where the Department of Permitting Services finds that a sidewalk will not connect potentially to other sidewalk segments.” Since the only potential sidewalk segment would be along Query Mill Road, which is a Rustic Road without sidewalks currently or in the future, this standard has been satisfied.

Under Section 49-33(e)(2), “the Planning Board may require the applicant to install sidewalks, ramp, curbs, and gutters if the Board finds, as a condition of approval of a preliminary subdivision plan or site plan, that sidewalks, bikeway connections, ramps curbs, and gutters at that location are necessary to allow access:

- (A) to a sidewalk or bikeway;
- (B) to a bus or other public transit stop;
- (C) to an amenity or public facility that will be used by occupants of the site or subdivision; or
- (D) by persons with disabilities.”

In this particular case, none of these amenities, public facilities or infrastructure exist within a reasonable distance of the Subject Property. As such, based on the three sections, cited above, in Chapter 49 of County Code, the Planning Board have determined that a sidewalk cannot be required at part of this Application along Query Mill Road or the proposed tertiary residential public street which will serve the lots proposed in this Application.

As a result, the Applicant has proposed and received approval from MCDOT for a Design Exception to MCDOT Road Code Standard 2002.03 (open section, tertiary road) which narrows the minimum right-of-way and removes the sidewalk requirement from both sides of this particular design standard.

Local Area Transportation Review (LATR)

A traffic study is not required to satisfy the Local Transportation Review because seven new single-family detached units generate fewer than 50 peak hour person trips.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lots. The Subject Property has W-6 and S-6 water and sewer service categories, respectively, and will utilize on-site septic systems and water wells.

The Application was reviewed by the MCDPS, Fire Department Access and Water Supply Section, and a Fire Access Plan was approved on January 18, 2018. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy in effect at the time the Application was submitted.

Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy Resolution currently in effect.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

A. Forest Conservation

The Board finds that as conditioned, the Forest Conservation Plan complies with the requirements of the Forest Conservation Law.

Environmental Guidelines

The Application is subject to the *Guidelines for Environmental Management of Development in Montgomery County* (January 2000) (Environmental Guidelines), which includes guidance for the protection of streams and their buffers. The Applicant was required by government regulations to address the farm pond feature onsite. When a property comes in with a development such as a Preliminary Plan of Subdivision the Applicant is required to inspect the pond, the embankment especially, for safety concerns. The pond is required to either be brought up to current safety standards or breached and restored to a natural state. The Applicant chose to breach the pond in accordance with the Maryland Department of Environment authorization. The dam and the embankment are both within the Stream Valley Buffer ("SVB") and the Applicant wishes to keep the access route to Lot 4 in the current location of the dam where impacts have already occurred. The Applicant has proposed buffer averaging as mitigation to help offset any SVB impacts. The Applicant proposes to leave

0.4 acres of SVB out of Category I easement for driveway access and restoration, in return the Applicant is offering 0.59 acres on Lot 3 adjacent to but outside the SVB and 0.20 acres on Lot 7 adjacent to but outside the SVB into Category I conservation easement, approximately a 2:1 ratio. These areas will be reforested and placed within a Category I conservation easement

Additionally, the Applicant is seeking to use a septic drainage field on Lot 7 that is on the opposite side of the stream from the proposed house on Lot 7. The drainage field itself is located in an upland open area outside of the SVB. The pressure septic line will be directionally bored across the entire SVB so there will be no direct impacts from the installation of the line. The Applicant will need a temporary stream crossing for the installation of the drainage field. The temporary crossing will consist of temporary access bridge using MDE Detail H-4-1.

All the proposed impacts within the SVB have been approved and authorized by the Maryland Department of the Environment (Authorization Letter 17-NT-3357/201762062).

In addition to the buffer averaging discussed earlier, the Applicant proposes an additional 0.5 acres of forest planting above the forest conservation requirements and located in the SVB onsite.

The Planning Board finds these impacts to be minor in nature and are sufficiently mitigated with the Applicant's proposal and recommends approval of these SVB encroachments as part of this Application.

Buffer Averaging

Section IV-A1 of the Environmental Guidelines allows for some encroachments within the stream buffer under certain circumstances, and when determined by the Planning Board that there are no reasonable alternatives and the impacts have been minimized as much as possible.

The Application impacts the stream buffer to: 1) provide temporary construction access for the septic field for Lot 7, 2) remove the farm pond embankment, and 3) construct and restore an access/driveway for Lot 4.

Section IV-A1(e) of the Environmental Guidelines includes five factors for consideration when evaluating proposed stream buffer encroachments:

1. *Reasonable alternatives for avoidance of the buffer are not available.*

The impact for the construction access for the septic field on Lot 7 is temporary in nature and will not have any permanent impacts. The removal of the farm pond embankment and restoration work is a requirement to bring the dam structure into safety compliance. The construction of an access point for Lot 7 will be done in an area already impacted that minimizes additional impacts. The proposed disturbances within the stream buffer cannot be reasonably avoided.

2. *Encroachment into the buffer has been minimized.*

The Planning Board, Staff and the Applicant worked together to revise the layout and design of the development to avoid and minimize impacts to the stream buffer to the extent practical. The resulting layout demonstrates considerable effort on the part of all parties to avoid and minimize impacts to the stream buffer, as recommended in the *Environmental Guidelines*.

3. *Existing sensitive areas have been avoided (forest, wetlands and their state designated buffers, floodplain, steep slopes, and habitat for rare, threatened, and endangered species and their associated protection buffers).*

The impacts to existing sensitive areas have been avoided to the greatest extent possible. No work will be conducted within wetlands, wetlands buffers, or 100-year floodplain. The forest being removed is a requirement to bring the farm pond structure into compliance.

4. *The proposed use is consistent with the preferred use of the buffer (e.g., pervious areas such as tieouts to existing grades, slope stabilizing BMPs, etc.).*

The area of the stream buffer excluded from the conservation easement is an existing embankment of a farm pond, the removal and restoration of this area will return the majority of this area back to a natural condition.

5. *The plan design provides compensation for the loss of buffer function.*

Where the Applicant excludes the buffer from the Category I conservation easement approximately 0.4 acres, the Applicant will add 0.79 acres of additional land outside the SVB which will be planted and placed into Category I conservation easement

Forest Conservation Plan

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. As required by the County Forest Conservation Law, Chapter 22A of the County Code, a Preliminary Forest Conservation Plan (PFCP) for the project was submitted with the Preliminary Plan of Subdivision application. The total net tract area for forest conservation purposes is 26.93 acres. The Property is zoned RE-2 and is considered Medium Density Residential (MDR) under the Trees Technical Manual. The PFCP worksheet shows the removal of .07 acres of forest, the retention of 2.64 acres of forest resulting in a total reforestation/afforestation requirement of 2.82 acres. The Applicant will meet the planting requirement onsite within the unforested areas of the SVB.

B. Forest Conservation Variance

Section 22A-12(b)(3) of the Forest Conservation Law identifies certain individual trees as high priority for retention and protection ("Protected Trees"). Any impact to these Protected Trees, including removal or any disturbance within a Protected Tree's critical root zone ("CRZ"), requires a variance under Section 22A-12(b)(3) ("Variance"). Otherwise such resources must be left in an undisturbed condition.

This Application will require the removal or CRZ impact to fifteen Protected Trees as identified in the Staff Report. In accordance with Section 22A-21(a), the Applicant requested a Variance, and the Board agrees that the Applicant would suffer unwarranted hardship by being denied reasonable and significant use of the Subject Property without the Variance.

The Board makes the following findings necessary to grant the Variance:

1. *Granting the Variance will not confer on the Applicant a special privilege that would be denied to other applicants.*

This request for a variance will not confer a special privilege that would be denied to other applicants. Approval of the requested variance will allow the Applicant to develop the Property in a manner appropriate for the RE-2 zone. All of the surrounding properties which are also zoned RE-2 have already been subdivided and developed. Therefore, the Planning Board finds that the granting of this variance is not a special privilege that would be denied to other applicants.

2. *The need for the Variance is not based on conditions or circumstances which are the result of the actions by the Applicant.*

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant. The requested variance is based upon the existing Property conditions and necessary design requirements of this Preliminary Plan.

- 3. The need for the Variance is not based on a condition related to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is a result of the existing conditions and not as a result of land or building use on a neighboring property.

- 4. Granting the Variance will not violate State water quality standards or cause measurable degradation in water quality.*

The variance will not violate State water quality standards or cause measurable degradation in water quality. The Application mitigate for the removal of these trees by planting twenty-four (24) larger caliper trees on-site. The 24 mitigation trees will eventually provide more shade and more groundwater uptake than what the existing trees currently provide. Therefore, the Planning Board concurs that the project will not violate State water quality standards or cause measurable degradation in water quality.

Mitigation for the Variance is at a rate that approximates the form and function of the Protected Trees removed. The Board approved replacement of Protected Trees at a ratio of approximately $\frac{1}{4}$ of the amount of inches replanted resulting in a total mitigation of 71.25 inches of replanted trees. No mitigation is required for Protected Trees impacted but retained.

- 5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.*

This finding is based upon the determination by MCDPS that the Stormwater Management Concept Plan meets applicable standards.

The Preliminary Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on October 30, 2018. The Application will meet stormwater management goals via drywells, microbioretention, microbioretention planter boxes, and non-rooftop disconnect.

6. The tertiary residential street to be constructed as part of the Application consists of a cul-de-sac road which is over 500 feet in length. According to Section 50.4.3(E)(2)(e)(iv) of the Subdivision Regulations:

“The Board must not approve any road that does not connect to another road at its beginning and end, unless a determination is made that”:

- i. A through road is infeasible due to a property’s unusual shape, size, topography, environmentally sensitive areas, or the characteristics of abutting property;*

Construction of a through-road on the Subject Property is infeasible based on topography, environmental features, and property beyond the Applicant’s control. Construction of such a road would connect Public Street A with Stonebarn Lane by bridging across at least one, and possibly two, stream valleys with steep slopes on the Property and would require acquisition of abutting residential property to achieve appropriate right-of-way and frontage on Stonebarn Lane. Because of the topography, environmentally sensitive areas, and the characteristics of the abutting properties, constructing a through road connecting to another public street is infeasible.

- ii. the road provides access to no more than 75 dwelling units;*

The Application proposes 8 lots to be accessed by this road.

- iii. the road is properly terminated in a cul-de-sac or other turn around; and*

As proposed on the Preliminary Plan, the road will be terminated using MCDOT Road Code Standard 222.02, “Cul-de-sac for Open Section Roads”.

- iv. the road is less than 500 feet in length, measured along its centerline to the nearest through street, unless the Board determines that a longer length is necessary because of the unusual shape, size, topography, or environmentally sensitive areas of the subdivision.*

The proposed tertiary public street is over 500 feet in length. This length will allow the road to access the wider eastern portion of the Property. Since the east side of the Property is considerably wider than the west side along Query Mill Road, the proposed lots can be better designed for the existing house to be retained and the new homes. If the road were to be shortened, it would likely result in a series of pipestem lots with long shared driveways.

The Planning Board finds a road terminating in a cul-de-sac road longer than 500 feet in length to be appropriate given the findings discussed above.

BE IT FURTHER RESOLVED that this Preliminary Plan will remain valid for 36 months from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records, or a request for an extension must be filed; and

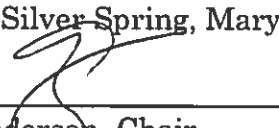
BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JAN 22 2019 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Fani-González and Cichy voting in favor, and Vice Chair Dreyfuss and Commissioner Patterson absent at its regular meeting held on Thursday, January 17, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board