



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, May 23, 2019, at 9:05 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 1:45 p.m.

Present were Chair Casey Anderson and Commissioners Natali Fani-González and Gerald R. Cichy. Commissioner Tina Patterson joined the meeting at 9:42 a.m. during discussion of Item 4.

Vice Chair Norman Dreyfuss was necessarily absent.

Items 1 through 10 and Item 3, discussed in that order, are reported on the attached agenda.

The Board recessed at 1:13 p.m. and convened in Closed Session at 1:20 p.m. to take up Item 11, a Closed Session Item.

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 Board convened in Closed Session at 1:20 p.m. in the 3rd floor conference room on motion of Commissioner Fani-González, seconded by Commissioner Patterson, with Chair Anderson and Commissioners Fani-González, Cichy and Patterson voting in favor of the motion, and Vice Chair Dreyfuss absent. The meeting was closed under authority of Annotated Code of Maryland §3-305(b)(3), to consider the acquisition/disposition of real properties for a public purpose and matters directly related to the acquisition/disposition.

Also present for the meeting were Director Michael Riley, Deputy Director Mitra Pedoeem, Deputy Director John Nissel, Brenda Sandberg, Mark Wallis, Andrew Frank, Hyojung Garland, Bill Tyler, and James Poore of the Parks Department; Melissa Williams of the Planning Department; Senior Counsel Megan Chung of the Legal Department and M. Clara Moise of the Commissioners' Office.

In Closed Session, the Board received briefing and discussed a proposed land exchange between The Maryland National Capital Park and Planning Commission and the City of Takoma Park.

The Closed Session meeting was adjourned at 1:45 p.m.

MCPB, 5-23-19, APPROVED

There being no further business, the meeting was adjourned at 1:45 p.m. The next regular meeting of the Planning Board will be held on Thursday, May 30, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.



M. Clara Moise
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, May 23, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220181080, Justement Woods -- RE-1 zone, 1 lot; located on the east side of Glen Mill Road, 800 feet south of Joiners Lane; Potomac Sub-region Master Plan.
Staff Recommendation: Approval

Subdivision Plat No. 220190620, Garnkirk Farms -- PD-11 zone, 2 lots; located in the southeast quadrant of the intersection of Tate Street and Verdant Oak Alley; Clarksburg 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**

Bethesda Market, Sketch Plan No. 320190030, Extension Request No. 3 -- CR 3.0 C 3.0 R 2.75 H 35, CR 3.0 C 3.0 R 2.75 H 175, CRT 0.5 C 0.25 R 0.5 H 70, CR 3.0 C 2.0 R 2.75 H 90, CR 3.0 C 3.0 R 2.75 H 225, and CR 3.0 C 3.0 R 2.75 H 200 zones and the Bethesda Overlay zone, 6.32 acres, Third request to extend review for up to 692,500 square feet of total development, with up to 650,000 square feet of multi-family residential uses with 15 percent MPDUs, 42,500 square of non-residential, and a request of density from the Bethesda Overlay Zone; located at the intersection of Wisconsin Ave and Bethesda Ave and Willow Lane, 46th Street and Leland Street; 2017 Bethesda Downtown Sector Plan.

Staff Recommendation: Approval of Extension

9900 Medical Center Drive, Site Plan and Water Quality Plan Amendment No. 81998031B- - Request to amend a previously approved Site Plan and associated Water Quality Plan for the addition of a 50 surface parking spaces parking garage, with related stormwater management, circulation, and landscape improvements; within the Piney Branch Special Protection Area (SPA); located at 9900 Medical Center Drive; on approximately 5.58 acres of land zoned LSC; 2010 Great Seneca Science Corridor Master Plan area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

Windridge Winery, Preliminary Plan No. 120190020, Regulatory Review Extension Request No. 1 -- Request to extend the regulatory review period for Preliminary Plan No. 120190020 from 2/20/2019 until 6/6/2019: An Application to create 1 lot on 45 acres to accommodate a commercial wine tasting facility, 15700 Darnestown Road, 500 feet northwest of Bellingham Drive; Rural Cluster Zone (RC), 2002 Potomac Sub-region Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: 1. through 3.: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 1. through 3: 3-0

Nay:*

Other: DREYFUSS & PATTERSON ABSENT

Action: 1. Approved staff recommendation for approval of the extension request for the Sketch Plan cited above.

2. Approved staff recommendation for approval of the Site Plan and Water Quality Plan Amendment cited above, subject to conditions, and adopted the attached Resolution.

3. Approved staff recommendation for approval of the regulatory review period extension request for the Preliminary Plan cited above.

***D. Approval of Minutes**

- Planning Board Meeting Minutes of May 9, 2019

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 3-0

Nay:

Other: DREYFUSS & PATTERSON ABSENT

Action: Approved staff recommendation for approval of the Planning Board Meeting Minutes of May 9, 2019.

2. Roundtable Discussion

- A. Planning Department Director’s Report
- B. Briefing on ARDS Process for I-270/I-495 Managed Lanes Project

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received Briefing followed by discussion.

A. Planning Department Director’s Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities. Ms. Wright noted that she will have a brief report because Ms. Carole Rubin will brief the Board on the Alternatives Retained for Detailed Study (ARDS) for I-495 and I-270. Ms. Wright noted that she learned that the trip to Baltimore went well and was very interesting and was sorry she missed it; the Affordable Housing Conference took place last week and was well attended; Ms. Wright also talked about the schedule for the General Plan with kick-off events scheduled for June 26 through June 30; the FY20 budget which was approved by the County Council with minor changes, and the General Plan scheduled to be delivered to the Council by April 2021; upcoming update to the Silver Spring Master Plan with plans regarding the soon-to-be vacant Adventist hospital, including Jessup Blair park; I-270 Functional Master Plan to look at various modes of transit on I-270; Forest Glen/Montgomery Hills tour and Public Hearing scheduled for May 30; Scope of Work for Ashton Sector Plan scheduled for later today; and more art walks in downtown Silver Spring to be scheduled in June, July and August; staff working on Placemaking in Burtonsville with kickoff event on Tuesday, June 4; upcoming staff Design Excellence Photo Contest – Moving People; request for submission of projects for the Fall Design Excellence event which will be held at the Amp facility at Pike & Rose.

There followed a brief Board discussion with questions to Ms. Wright.

B. Briefing on ARDS Process for I-270/I-495 Managed Lanes Project – Ms. Carol Rubin, Special Project Coordinator in the Planning Department Director’s office briefed the Planning Board on the specific parameters for concurrence and non-concurrence of the Alternatives Retained for Detailed Study (ARDS) for I-495 and I-270 Managed Lanes Study to help the Planning Board on how it wants to address the ARDS as part of the National Environmental Policy Act (NEPA) process within the time constraints under which the cooperating agencies are expected to act.

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B. Briefing on ARDS Process for I-270/I-495 Managed Lanes ProjectCONTINUED

Ms. Rubin noted that the briefing addresses the most critical issue/s that staff believes does not meet purpose and need as currently adopted by the Maryland Department of Transportation/State Highway Administration (MDOT/SHA). The study purpose and need were developed through a comprehensive process that included the examination of past studies, a review of existing regional plans, and an analysis of the environmental and socio-economic conditions of the region. The purpose of the I-495 and I-270 Managed Lanes Study is to develop a travel demand management solution that addresses congestion, improves trip reliability on I-495 and I-270 within the study limits and enhances existing and planned multimodal mobility and connectivity. The study will address the following needs: 1) accommodate existing traffic and long-term traffic growth; 2) enhance trip reliability; 3) provide additional roadway travel choices; 4) accommodate Homeland Security; and 5) improve movement of goods and services.

Ms. Rubin added that additional capacity and improvements to enhance reliability must be financially viable. MDOT/SHA's traditional funding sources would be unable to effectively finance, construct, operate and maintain improvements of this magnitude. Revenue sources that provide adequate funding, such as pricing options, are needed to achieve congestion relief and address existing high travel demand. MDOT/SHA will strive to avoid and minimize community, natural, cultural, and other environmental impacts, and mitigate for the unavoidable impacts at an equal or greater value. MDOT/SHA will work with our federal, state, and local resource agency partners in a streamlined, collaborative and cooperative way to meet all regulatory requirements to ensure the protection of environmental resources.

There followed a brief Board discussion with questions to Ms. Rubin.

4. Bethesda Downtown Sector Plan, Presentation of the Annual Monitoring Report

Staff Recommendation: Approval and Transmittal to the County Council

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval and transmittal of the Annual Monitoring Report to the County Council, as stated in the attached transmittal letter.

Planning and Parks Departments staff offered a multi-media presentation and discussed the Annual Monitoring Report for the Bethesda Downtown Sector Plan. Staff noted that the Bethesda Downtown Sector Plan is comprised of many complex elements, each of which depends upon the success of other elements of the Plan. In recognition of this complexity, the Sector Plan recommends an annual review of schools, parks and transportation. This second edition of the Sector Plan provides a detailed review of the Plan’s implementation since the publications of the first edition in May 2018, including development plans approval, key monitoring updates, update on school capacity, existing and recommended parks and open spaces, update on transportation adequacy, and recommendations to further the implementation of the Plan.

Staff noted that although the report focuses on the events of the past year, it is important to look at the cumulative change in the areas. A total of 15 projects have been received since the Sector Plan approval. Of those projects, two are under construction, six were approved but not yet constructed and seven are currently under staff and Planning Board review. One project includes the revitalization of the Montgomery County Farm Women’s Cooperative Market and contribution to the Eastern Greenway. The first Park Impact Payment (PIP) was received from the Marriott project for \$5.06 million toward park acquisition and development. The Purple Line construction is underway and with the necessary closure of the Capital Crescent Trail, the design for the alternative route, Capital Crescent Surface Trail, is 90 percent completed and targeted to open in Fall 2019. Staff also added that the Sector Plan Implementation Guidelines have been approved to provide direction and appropriate procedures for implementing the Plan’s recommendations.

At the Planning Board’s request, Ms. Emily Vaias, representing the Bethesda Implementation Advisory Committee, offered comments.

There followed a brief Board discussion with questions to staff.

5. Bethesda Downtown Sector Plan -- Design Advisory Panel

Staff Recommendation: Amend the Rules of Procedure for the Design Advisory Panel

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to amend the Design Advisory Panel Rules of Procedure for the Bethesda Downtown Sector Plan, as discussed during the meeting.

Planning Department staff offered a multi-media presentation and briefly discussed proposed revisions to the Bethesda Downtown Design Advisory Panel Rules of Procedure to clarify the process for renewal of panel member terms. Staff noted that the Bethesda Downtown Design Advisory Panel (DAP) is an integral part of the Bethesda Overlay Zone. The role of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design and landscape architecture in downtown Bethesda. The DAP is composed of five volunteer members and an ex-officio member representing the Planning Director’s Office. The panel currently includes three registered architects, one of which represents the local community; one registered landscape architect; and a member of the development community.

Staff further added that DAP members are serving staggered initial terms of two, three and four years and then will move to three-year terms. The first two-year term for two of the panel members will conclude at the end of September 2019. The Rules of Procedure do not include a procedure for renewal of panel member terms. Staff recommends additional language to clarify the panel member renewal process. This language is similar to the Art Review Panel Policies and Procedures adopted by the Planning Board in April 2018.

There followed a brief Board discussion with questions to staff.

6. Mandatory Referral (MR2019016) for a Salt Storage Facility at the Montgomery County Department of Transportation Gaithersburg Depot, 17000 Crabbs Branch Way

Staff Recommendation: Transmit Comments to the Department of General Services

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Other: DREFYUSS ABSENT

Action: Approved staff recommendation to transmit comments to the Department of General Services, as stated in the attached transmittal letter.

In keeping with the May 14 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Mandatory Referral request for the expansion of a salt storage facility to include construction of a new salt storage building at Montgomery County Department of Transportation's (MCDOT) Gaithersburg Depot; part of the David F. Bone Equipment Maintenance and Transit Operations Center (EMTOC) located within the Shady Grove Sector Plan area. Staff noted that the County's Department of General Services proposes to construct a new 25,000-ton salt storage building at the EMTOC, near an existing salt storage building, which also has a capacity for 25,000 tons of salt. The new salt storage building will replace a facility in the east County that is no longer available. The new salt storage structure will be located west of the existing salt storage building on a 5-acre parcel (P743) adjacent to the Town of Washington Grove. These facilities store bulk salt that is used for treating roads during winter weather events.

Staff further added that access to the EMTOC is provided by Crabbs Branch Way, which terminates at this facility. No additional staff will be needed at this site as a result of the additional salt storage facility; therefore, no additional traffic is associated with this operation. MCDOT is currently conducting a feasibility study to extend the current terminus of Crabbs Branch Way, east of the existing salt structure, to Amity Drive. The new salt storage structure will comply with the Forest Conservation Law, Chapter 22A, and with Montgomery County Planning Department's Environmental Guidelines. The applicant has submitted a stormwater management concept to the Department of Permitting Services (DPS) and DPS recommended that a storm drain study be submitted for its review and approval.

The following speakers offered testimony: Mr. John Compton of Ridge Road, Mayor of the Town of Washington Grove; and Ms. Rebekka Popov of Brown Street, an abutting property owner.

Mr. Jeffrey Knutsen of MCDOT offered comments and answered questions from the Planning Board.

There followed a brief Board discussion with questions to staff and MCDOT representatives.

7. Veirs Mill Corridor Master Plan – Resolution of Adoption

Staff Recommendation: Adopt the Planning Board Resolution and Transmit to the Maryland National Capital Park and Planning Commission (M-NCPPC) Full Commission

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation to adopt the Planning Board Resolution for the Veirs Mill Corridor Master Plan and transmit it to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for adoption on June 19, 2019.

Planning Department staff briefly discussed the Veirs Mill Corridor Master Plan Resolution # 19-052 submitted for adoption by the Planning Board and transmittal to The Maryland-National Capital Park and Planning Commission (M-NCPPC), Full Commission, for adoption, tentatively scheduled for June 19, 2019. Staff noted that the Montgomery County Council, sitting as the District Council, approved the Master Plan by Resolution # 19-76 on April 23, 2019.

8. **Primrose Layhill, Preliminary Plan No. 120180250** -- Request to create one lot for a Day Care Center for up to 200 children; located at the southeast corner of the intersection of Layhill Road and Queensguard Road; on approximately 4.22 acres zoned R-200; within the 1994 Aspen Hill Master Plan area.

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 Preliminary Plan request cited above, subject to revised conditions, and as stated in the attached adopted Resolution.

In accordance with the May 13 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request to create one lot for a Day Care Center for up to 200 children on a 4.22-acre property located at the southeast corner of the intersection of Layhill Road and Queensguard Road in the Aspen Hill Master Plan area. Staff noted that the Hearing Examiner approved Conditional Use CU 17-16 for this project on May 18, 2018 and approval of the Preliminary Plan also includes approval of the Final Forest Conservation Plan.

Staff also noted that the applicant intends to construct and operate a Primrose School franchise on the property. Primrose focuses on early education and care and has approximately 350 daycare centers nationwide. The proposed Primrose School will be in a new 12,634 -square foot, one-story building with 11 classrooms. The facility will serve up to 200 children, with up to 32 employees onsite at any one time. All-day care will be available for children six-weeks old to pre-Kindergarten age, and before and after school programs may be offered for elementary school students ages 5-12. The two wetlands and their buffers largely dictate the proposed site design, which attempts to minimize impacts on these environmental features. The applicant plans to remove the existing asphalt and concrete apron on existing Lot 5 and create a new access point for pedestrians and vehicles from Queensguard Road. The applicant proposes a curvilinear driveway connecting the Property to Queensguard Road and is providing 52 parking spaces: two Americans with Disabilities Act (ADA) accessible spaces, 25 short-term drop-off and pick-up spaces for parents and caretakers, and 25 parking spaces for employees. A driveway loop at the entrance to the day care will facilitate pick-ups and drop-offs, with all queuing contained within the Property's internal driveway.

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8. Primrose Layhill, Preliminary Plan No. 120180250

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Staff further added that this application meets all applicable requirements established in the Subdivision Regulations and the Zoning Ordinance. Access and public facilities will be adequate to serve the proposed lot, the use conforms with the Master Plan, and the Application has been reviewed by other applicable County agencies, all of which have recommended approval of the Application. Therefore, staff recommends approval of the Preliminary Plan request with the conditions of approval stated in the staff report.

Staff also briefly discussed a minor correction to Condition of Approval #12. And noted that it has received two letters from community members concerned about traffic and safety issues associated with the proposed project.

Mr. Jody Kline, attorney representing the applicant, Layhill Property, LLC and t/a Primrose School, offered comments and concurred with the staff recommendation.

Mr. Glenn Cook, member of the applicant's team, answered questions from Commissioners Cichy and Patterson regarding State Highway Administration (SHA) involvement and approval of proposed improvements on Layhill and Queensguard Roads.

Mr. Scott Wolford, member of the applicant's team also answered a question from Commissioner Patterson.

The following speakers offered testimony: Mr. Richard Kauffunger of East Gate Drive and representing the Layhill Citizens Alliance; Mr. Steven Morrison of Vintage Lane; and Ms. Judy Koenig of Chevy Chase.

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

9. Ashton Sector Plan—Scope of Work -- Staff presentation of the Scope of Work for the Ashton Sector Plan

Staff Recommendation: Approve the Scope of Work

BOARD ACTION

Motion: PATTERSON/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

Action: Approved staff recommendation for approval of the Ashton Sector Plan Scope of Work, as discussed during the meeting.

Planning Department staff offered a multi-media presentation and discussed the proposed Scope of Work for the Ashton Sector Plan. Staff noted that the Ashton Village Center Sector Plan comprises approximately 125 acres in the northeast portion of Montgomery County. Staff noted that at the direction of the Montgomery County Council, the Montgomery County Planning Department has begun the Ashton Village Center Sector Plan, a small area plan for the village of Ashton, east of Olney and centered on the intersection of New Hampshire Avenue (MD 650) and Ashton Road (MD 108), in the northeastern portion of Montgomery County. This Scope of Work offers background, planning context and highlights issues to be considered as the Plan develops. It also proposes a geographic boundary, an outreach strategy and a schedule for the Plan. The earliest inhabitants of Ashton settled the area in the 18th Century. Many of them were members of the historic Friends Meeting House in nearby Sandy Spring. Homes associated with prominent Quaker families—the Bentley and Thomas families, in particular—adjoin the village center itself. This part of Montgomery County also is home to black communities established at the turn of the 19th Century. The Brooke Road-Chandlee Mill community, between Ashton and Sandy Spring, is one of the oldest Black settlements in the county, and descendants of the original inhabitants live there today.

Staff also noted that the Ashton Village Center Sector Plan will evaluate land uses, zoning, design and other relevant issues in the sector plan area. Following the lead of the 2015 Sandy Spring Rural Village Plan, this plan will review the Overlay Zone in light of the comprehensive revision of its zoning ordinance. Zones applied through the revision have enabled finer grained management of land uses, densities and building heights than was possible under the previous ordinance. Should adjustments to the Overlay be needed, the Plan will make appropriate recommendations. In addition, the Plan will consider appropriate zones in the new Zoning Ordinance for the Ashton Village Center, now in the PD-5 Zone along with the adjacent residential community. The new ordinance retained the planned development zones but

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9. Ashton Sector Plan—Scope of Work**CONTINUED**

Precluded their future use. Master Plans completed since the revision was approved in 2014 have evaluated land in the retained zones and proposed appropriate reclassifications from the new ordinance.

The Plan will also closely evaluate design and streetscape options that increase walkability and meet Vision Zero objectives for increasing pedestrian and bicyclist safety. Approved recommendations in the 2015 Sandy Spring Rural Village Plan include recommendations for shared use paths and added landscaping that will enhance the pedestrian realm and increase safety. Extending these recommendations from Sandy Spring to Ashton will be carefully considered. Development of the Plan will include evaluation of current travel conditions on MD 108, including traffic counts and mode of travel analysis. The proposed Plan area is part of Montgomery County's Heritage Area, created to raise awareness of the county's rich array of cultural and historic resources. Analysis, development of goals and objectives and recommendations will consider Ashton's placement within the Heritage Area and the potential to impact nearby resources and the Heritage Area as a whole.

Staff then added that throughout the Spring, planning staff met with interested residents, landowners and other stakeholders. Staff also visited Ashton, reviewing recent development and taking inventory of existing residential and commercial uses. On May 16, staff held an Open House for the Sector Plan at the Sandy Spring Museum, where residents and stakeholders learned about the planning process and provided guidance on the Plan's objectives. The Sector Plan will include a website that will serve as clearinghouse for information on the Plan. Staff has begun to plan a design workshop for community residents with a mid-June target date.

There followed a brief Board discussion with questions to staff.

10. **Clarksburg Town Center: Site Plan Amendment No. 82007022F** -- Amendment to change from previously approved 36'-0" deep townhouse units to 40'-0" units on Block GG, and associated adjustments to site elements, including lead walkways, retaining walls, sidewalks, and landscaping; on approximately 1.22 acres; CRT 0.75, C-0.25, R-0.5, H-65T, but reviewed under the RMX-2 zone; 1994 Clarksburg Master Plan and Hyattstown Special Study Area.

Staff Recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: FANI-GONZÁLEZ/CICHY

Vote:

Yea: 4-0

Nay:

Other: DREYFUSS ABSENT

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

In keeping with the May 9 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Site Plan Amendment request to change from the previously approved 36'-0" deep townhouse units to 40'-0" deep units on Block GG and associated adjustments to the site elements, including lead walkways, retaining walls, sidewalks, and landscaping. The site is located on approximately 1.22-acre on the south side of the Clarksburg Town Center in the Clarksburg Master Plan and Hyattstown Special Study area. Staff noted that the proposed amendment is limited to a 1.22-acre site, which is owned and controlled by the applicant, within Block GG of the larger Clarksburg Town Center project. Currently, the site is vacant, mostly flat, and contains no noteworthy environmental features.

Staff further added that the change from the previously approved 36'-0" deep townhouses to 40'-0" deep townhouses entails minor lot line adjustments for Lots 33-50 and Lots 58-63, within Block GG, and adjustments to site elements to Lots 51-57, within Block GG, to accommodate for the additional 4'-0" of depth to the rear of the townhouses. No additional lots are created under this application. The shifting of the lot lines, within the delineated block boundaries, is minimal and does not drastically alter the overall width or dimensions of the lots, nonetheless the Applicant must record new record plats for the affected lots.

Ms. Kathryn Kubit of Elm Street Development offered brief comments and answered questions from the Board.

There followed a brief Board discussion with questions to staff and Ms. Kubit.

3. FY19 Operating Budget Transfer Requests from the Parks Department*Staff Recommendation: Approval***BOARD ACTION****Motion: FANI-GONZÁLEZ/PATTERSON****Vote:****Yea: 4-0****Nay:****Other: DREYFUSS ABSENT****Action: Approved Parks Department staff recommendation for approval of the FY19 Operating Budget Transfer requests discussed at the meeting.**

Parks Department staff offered a brief introduction and discussed FY19 Operating Budget Transfer requests submitted to the Planning Board for approval. Staff noted that this is a request to adjust the FY19 divisional line budget items to accommodate specific needs of the Parks Department, as detailed in the May 16 memorandum to the Planning Board.

Ms. Judy Koenig of Chevy Chase offered comments.

At Chair Anderson's request, Parks Department Director Mike Riley offered brief comments and requested that the Parks Department Division Chiefs present at the meeting offer comments and answer questions from the Planning Board regarding their specific areas.

There followed a brief Board discussion with questions to staff.

11. CLOSED SESSION

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

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

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