



**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, June 20, 2019, at 9:03 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 4:30 p.m.

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

Commissioner Natali Fani-González was necessarily absent.

Items 1, 3, and 4 are reported on the attached agenda.

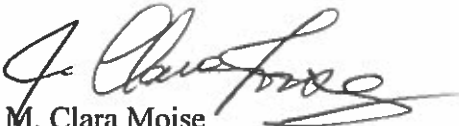
Item 2 was removed from the Planning Board agenda.

The Board recessed for lunch at 12:02 p.m. and reconvened in the auditorium at 1:39 p.m.

Commissioner Patterson was necessarily absent for the afternoon session.

Items 6 through 9 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 4:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 27, 2019, 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, June 20, 2019**  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. 5701 Sonoma Road Administrative Subdivision No. 620190020 – MCPB No. 19-051

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

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

**\*B. Record Plats**

**Subdivision Plat No. 220180150, Lake Normandy Estates**

R-200 zone, 2 lots; located on the south side of Marseille Drive, 400 feet west of Fall River Lane. Potomac Sub-region 2002 Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190010, Chevy Chase, Section 3**

R-60 zone, 2 lots; located near the northeast quadrant of the intersection on Connecticut Avenue (MD-185) and Bradley Lane. Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190190 - 220190220, Montgomery Village Center**

CRT zone, 4 lots and 5 parcels; located on the east west side on Montgomery Village Avenue opposite Centerway Road. Montgomery Village Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190670, Bradley Farms**

RE-2 zone; 2 lots; located on the north side of Bronson Drive, approximately 1,200 feet east of Persimmon Tree Road. Potomac Sub-region 2002 Master Plan.

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190700, Whitehall Manor**

R-90 zone, 1 lot; located on the south side of Durbin Road, 600 feet east of Bradley Boulevard (MD 191). Bethesda - Chevy Chase Master Plan.

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

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

**\*C. Other Consent Items**

**1. 9615 Medical Center Drive, Site Plan Amendment No. 82010009C**---Request to remove parking, reconfigure landscaping on the east side of Private Road B-8, and increase distance between pedestrian walkway and the building; modify north building parking lot area to remove surface parking and expand entry plaza; modify the southern access from Blackwell Road, and modify the loading area and generator area; located on Blackwell Rad, 500 feet west of the intersection of Medical Center Drive and Blackwell Road; on approximately 12.52 acres of land zoned LSC-1.5, H-150 T; within the 2010 Great Seneca Science Corridor Master Plan area.

*Staff Recommendation: Approval with Conditions*

**2. Offutt Estates, Staging Allocation Request No. SAR27200**---Staging allocation request for five dwelling units (one demolition credit applied) approved under Site Plan 820150410140; 5421 Hillery Way, north side of Hillery Way, approximately 1/8 mile west of Rockville Pike; on approximately 0.5 acres zoned RT-12.5; within the 2010 White Flint Sector Plan area.

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

**3. 7359 Wisconsin Avenue, Site Plan 82018004A**---CR-5.0, C-5.0, R-4.75, H-250 and the Bethesda Overlay Zone (BOZ), 1.47 acres, Request to reduce total density from 535,000 sf. to 512,000 sf., and corresponding BOZ allocation and PIP and public benefits and tabulations; located on the south side of Montgomery Avenue between Wisconsin Avenue and Waverly Street; 2017 Bethesda Downtown Sector Plan.

*Staff Recommendation: Approval and Adoption of Resolution*

**4. Montgomery County Humane Society Campus, Preliminary Plan 120190100, Regulatory Extension Request No. 1**---Request to extend the regulatory review period from June 13, 2019 to December 19, 2019; to create one lot with an additional 13,000 square feet of building and associated parking; located at the southwest quadrant of the intersection of Georgia Avenue and Aspen Hill Road; on approximately 7.79 acres of land zoned R-60; 1994 Aspen Hill Master Plan

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion:** 1. CICHY/PATTERSON  
2. through 4. CICHY/DREYFUSS

**Vote:**  
**Yea:** 1. through 4. 4-0

**Other:** FANI-GONZÁLEZ ABSENT

**Action:** 1. Approved staff recommendation for approval of the Site Plan Amendment cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

2. Approved staff recommendation for approval of the Staging Allocation Request cited above, subject to conditions, and adopted the attached Resolution.

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**\*C. Other Consent Items**

**3. 7359 Wisconsin Avenue, Site Plan 82018004A – (see narrative on previous page)**

**4. Montgomery County Humane Society Campus, Preliminary Plan 120190100 –  
Regulatory Extension Request No. 1 (see narrative on previous page)**

**CONTINUED**

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

**4. Approved staff recommendation for approval of the Preliminary Plan Extension request cited above.**

**\*C. Other Consent Items**

CONTINUED

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of June 6, 2019

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Approved Planning Board Meeting Minutes of June 6, 2019, as submitted.**

**2. ~~Roundtable Discussion~~**

- ~~Planning Director's Report~~ —REMOVED

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

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

**\*3. Potter Glen, Preliminary Plan No. 120190120---**Application to create 5 lots for 5 single-family detached houses, in the NE quadrant of the intersection of Glen Road and Query Mill Road; 13.32 acres, RE-2 Zone, 2002 Potomac Sub-region Master Plan.

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

**BOARD ACTION**

**Motion: DREYFUSS/PATTERSON**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ 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 property for the construction of single-family homes. The 13.31-acre property, identified as Parcel 190, is located on the northeast quadrant of the intersection of Glen Road and Query Mill Road and zoned Residential Estate (RE-2) within the Potomac Sub-region Master Plan area. The site is bisected from east to west by Moran Court, a 60-foot wide dedicated but unmaintained right-of-way (ROW), with the area north of Moran Court totaling 4.2 acres and the area to the south totaling 9.1 acres. Though dedicated, Moran Court was never constructed, there currently is a 10- to 12-foot wide gravel driveway that was built in the ROW and serves as the sole access to two existing houses at the western terminus of Moran Court. While the majority of the driveway is located in the public ROW, approximately 2,000 square feet were constructed on Parcel 190. The property is currently undeveloped and contains 11.57 acres of forest.

Staff noted that the applicant proposes to create five lots for the construction of five single-family detached houses. A total of 0.96 acres of ROW will be dedicated to Glen Road and Query Mill Road, both classified as rustic roads. Each proposed dwelling will be accessed by its own driveway, with four accessed from Query Mill Road and one accessed from Glen Road. All access points were reviewed by the Rustic Roads Advisory Committee (RRAC), Montgomery County Department of Transportation (MCDOT), the West Montgomery Civic Association, and staff. Each lot will be served by an on-site private well and septic system, with stormwater management requirements also to be met onsite through the use of individual drywells. Staff added that the applicant’s team has met with the Moran Court residents, and they have reached an agreement regarding the necessary improvements to Moran Court.

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**\*3. Potter Glen, Preliminary Plan No. 120190120**

CONTINUED

Staff then discussed environmental issues, noting that the applicant proposes to remove 7.95 acres of the existing forest, retain 3.62 acres in Category I Conservation Easements, and retain 0.50 acres of forest in a Category II Conservation easement, resulting in a reforestation requirement of 1.18 acres, which the applicant will meet by purchasing the appropriate amount of forest credits in an off-site forest bank. The applicant has also submitted a tree variance to remove 14 trees and to impact 10 others. Staff noted that because the trees proposed for removal are located within an existing forest stand, no mitigation is required, as the removal of the trees is compensated for through the Forest Conservation Worksheet.

Messrs. Craig Kazanjian and Don Rohrbaugh, members of the applicant's team, offered comments.

There followed a brief Board discussion with questions to staff.

**\*4. Avalon Residential: Site Plan No. 820190070 including Final Water Quality Plan---** Request to construct 16 one-family attached and 34 one-family detached dwelling units, including 16% MPDUs (8 units); located at 22821 Frederick Road, approximately 600 feet north of the intersection of Frederick Road (MD 355) and Shawnee Lane; identified as parcels P765, P770, and P801 on Tax Map EW41; 10.28 acres; TF-5 zone; 1994 Clarksburg Master Plan & Hyattstown Special Study Area.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Approved staff recommendation for approval of the Site Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.**

Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan request to construct single-family attached townhouses and single-family detached residential dwelling units. The 10.28-acre property, identified as parcels P765, P770, and P801, is located on the east side of Frederick Road (MD355), approximately 600 feet north of its intersection with Shawnee Lane, and is zoned Townhouse Floating (TF-5) within the Clarksburg Master Plan and Hyattstown Special Study areas. With the exception of a paved driveway for a home that formerly stood near the center of the property, the site is currently undeveloped and contains 2.0 acres of existing forest. Staff then discussed previous approvals, including a 2007 Special Exception for a private educational institution, a 2017 Local Map Amendment (LMA) for the (TF-5) zone, and a 2018 Preliminary Plan request to create 50 lots for 34 single-family detached units and 16 single-family attached units.

Staff noted that the applicant proposes to construct 34 single-family detached and 16 single-family townhouse residential dwelling units, including eight Moderately Priced Dwelling Units (MPDUs), with associated common open space, frontage improvements, and stormwater management. The proposed townhouse units will be located centrally, with the single-family units around the perimeter of the site. The proposed development will be accessed from MD355 via a public loop street. Privately owned and maintained centralized alleys between the public street loop will provide access to the rear loaded townhouses and the garages for the detached residences along MD355. Three distinct areas of common open space will provide 2.06 acres, or

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**\*4. Avalon Residential: Site Plan No. 820190070 including Final Water Quality Plan**

CONTINUED

25.33 percent, of gathering spaces and recreation opportunities for residents with a pergola, seating, and green space. The rear of the property will include a forest conservation area with a natural surface trail that loops around the site. The homes along MD355 will include noise mitigation measures and building treatments to reduce noise impacts to acceptable levels.

Staff then discussed environmental issues, noting that the applicant proposes to remove all 2.0 acres of forest and retain none, resulting in a reforestation requirement of 3.2 acres, which the applicant will meet by reforesting 1.44 acres on-site, placing that reforestation in a Category I Conservation Easement, and purchasing 2.56 acres of forest credits at an approved off-site forest bank.

Staff then noted a revision to Condition 11, requiring the applicant to submit an administrative Site Plan Amendment application with detailed architecture plans.

Ms. Soo Lee-Cho, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. James A. Soltesz, member of the applicant's team, also offered comments.

There followed a brief Board discussion with questions to staff.

**\*5. Barnesville Oak, Preliminary Plan Amendment No. 12009011B---**Request to amend Condition No. 13 of MCPB Resolution No. 10-129, approving Preliminary Plan No. 120090110; on Peach Tree Road, 1,976 feet SW of Whites Store Road; Agricultural Reserve Zone (AR), 1980 Preservation of Agriculture and Rural Open Space Functional Master Plan.

*Staff Recommendation: Approval and Adoption of Resolution*

**BOARD ACTION**

**Motion: PATTERSON/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: FANI-GONZÁLEZ ABSENT**

**Action: Approved a deferral of the Preliminary Plan Amendment cited above at the request of the applicant’s attorney.**

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan Amendment request to amend an existing condition of a previously approved Plan. The 840-acre property, identified as Parcel 570, is located on both the east and west sides of Peach Tree Road, bounded by Whites Store Road to the north, Beallsville Road (MD109) to the west, and zoned Agricultural Reserve (AR) in the Preservation of Agriculture and Rural Open Space Functional Master Plan area. Staff noted that Peach Tree Road and MD109 are both classified as Rustic Roads, while Whites Store Road is classified as an Exceptional Rustic Road. The property, which functions as a horse, cattle, and hay production farm operation, is currently developed with two primary residential houses and seven other farm tenant dwellings. One primary residence is located on the west side of Peach Tree Road with driveway access to Beallsville Road. This home is associated with the horse farm operation on that side of the road and has two accessory tenant houses. The primary residence located on the east side of Peach Tree Road has five accessory tenant houses that include the historic John Lynch Farm. All of these dwelling units are accessed from Whites Store Road.

Staff then discussed previous approvals, including a 2000 Pre-Preliminary Plan that proposed to subdivide the property into 31 lots averaging 5-6 acres each, with staff recommending, at that time, that the applicant minimize the residential footprint by clustering the lots to provide large contiguous areas suitable for agriculture, and a 2009 Preliminary Plan of Subdivision to create 21 new residential lots and three outlots, with the two existing farm residences and seven associated tenant dwellings retained on two large farm remainders of 369.4 and 411.4 acres, respectively.

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**\*5. Barnesville Oak, Preliminary Plan Amendment No. 12009011B**

CONTINUED

Staff also noted that the applicant proposes to amend a previously approved condition in order to exclude Farm Labor Housing Units from the density calculation and development rights retention requirement. According to the proposed Amendment, any record plat must reference a recorded easement for the parent parcels indicating that density and Transferable Development Rights (TDRs) for these lots were removed from the parent parcels.

Staff added that they had received approximately 350 emails from neighboring property owners in opposition to the proposed Amendment, expressing concerns in regard to increased density, limiting the number of structures, the preservation of the farm remainders, the potential fragmentation of farmland, increased development rights for the property, a perceived lack of time to review the staff report, private covenants in place that restrict farming, protection of the Agricultural Reserve, a belief that a 2017 Zoning Text Amendment that allows for the exclusion of farm tenant dwellings and detached accessory apartments from the calculation of density in the subdivision process when the property is encumbered by an agricultural easement or when the subdivision is for the creation of a child lot was not intended to be applied to this property, and Master Plan conformance. Staff addressed each of these concerns, as detailed in the June 6 technical staff report.

Ms. Casey Cirner, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Shane Pollin, member of the applicant's team, also offered comments.

The following speakers offered testimony: Commissioner Kerri Cook representing the Town Commissioners of the Town of Poolesville; Mr. Peter Gimbreere representing the Sugarloaf Citizens Association and the Montgomery Countryside Alliance; Ms. Margaret Chasson representing the League of Women Voters of Montgomery County; Ms. Dolores Milmo representing the For a Rural Montgomery (FARM) civic organization; Ms. Caroline Taylor of Hughes Road; Ms. Ginny Barnes representing Conservation Montgomery; Mr. Robert Jamison of Edwards Ferry Road; Ms. Susan Jamison of Edwards Ferry Road; and Ms. W. Marie Sheppard of Moore Road.

Mr. Stephen Orens, attorney representing the applicant, offered additional comments.

Following extensive Board discussion with questions to staff and members of the applicant's team, a vote to approve the proposed Amendment did not pass, with the motion made by Commissioner Cichy, seconded by Vice Chair Dreyfuss, with Vice Chair Dreyfuss and Commissioner Cichy voting in favor of the motion, Chair Anderson and Commissioner Patterson opposed, and Commissioner Fani-González absent. Following a request by Ms. Cirner, a second motion was then made to defer action on the Amendment pending further discussion between the applicant, staff, and Legal Counsel to the Planning Board and the submission of a new Preliminary Plan application.

**\*6. FFC at Cloverleaf Center: Site Plan Amendment No. 81998006F**---Amendment to add a small 1,584 SF second floor addition, add a roof structure above the Wing #2 loading dock, add concertina wire to the top of the fence in the rear of the property, and request a parking waiver; located in the southwest quadrant of the intersection of Interstate 270 and Father Hurley Boulevard, off of Century Boulevard; 13.41 acres; CR 2.0, C-1.25, R-1.0, H-145T and Germantown Transit Mixed Use Overlay Zone but reviewed under previous TMX-2 Zone; 2009 Germantown Employment Area Sector Plan.

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

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 3-0**

**Nay:**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

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

In accordance with the June 6 technical staff report, Planning Department staff offered a multi-media presentation and discussed a proposed Site Plan Amendment request to add a 1,584-square foot second floor addition, add a roof structure above the loading dock wing #2, add concertina or razor wire to the top of the fence in the rear of the property, and request a parking waiver. The 13.41-acre property is located in the southwest quadrant of the intersection of Interstate 270 and Father Hurley Boulevard, off of Century Boulevard in the Germantown Transit Mixed-Use Overlay Zone area and the Germantown Employment Area Sector Plan area.

Staff noted that the property is currently developed with one office building totaling 114,090 square feet, arranged in two wings. The two-story building is surrounded by a 10-foot-tall fence on all sides and the view of the building is primarily obstructed by berms and trees. The building is mainly visible from the entry point through a gated entry and is setback from Century Boulevard behind a 336-space parking lot and an entry plaza. The building facades are designed with bays that are primarily clad in an exterior insulation and finish system, a stucco looking material, and reflective glass windows. These bays are separated by vertical bands of masonry pilaster that look like brick from the street. The loading areas are on the far end of each wing. Behind the building there are stormwater management facilities and a wooded area. The Site Plan Amendment is being reviewed under the old Zoning Ordinance in effect on and prior to October 29, 2014, because it is subject to grandfathering under Section 7.7.1.B.3. Under this section, an applicant may apply to amend any previously approved plan before October 30, 2014 under the development standards and procedures of the property zoning on

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**\*6. FFC at Cloverleaf Center: Site Plan Amendment No. 81998006F**

CONTINUED

October 29, 2014 if it meets several provisions. This application meets the provisions for grandfathering cited in the staff report and it does not increase the approved density or building height except as allowed. It also satisfies the setbacks required by the zoning on the date the application was submitted, and it does not increase the tract area.

Staff also noted that the concertina wire added to the fence in the rear of the property is needed for added security due to the sensitive data handled by this data center. While this treatment is generally not favorable, the location of the treatment is limited to the rear of the property against a forest conservation area and 100-year floodplain that will not be developed and is further separated from other uses by the Interstate 270 on-ramps. The secluded area to the rear of the building requires additional security measures.

Staff added that it supports the waiver of the minimum parking requirements, which will allow for 11 parking spaces below the minimum required. The minimum parking requirements are not necessary to accomplish the objectives in Section 59-E-4.2 of the old Zoning Ordinance and are not necessary for the current tenant, the data center firm.

Mr. Michael Devine of Site Solutions Incorporated, representing the applicant Recovery Point Systems, Inc. offered brief comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff.

**7. Zoning Text Amendment (ZTA) No. 19-05: Industrial Zones – Landscape Contractors**---ZTA 19-05 amends the Montgomery County Zoning Ordinance to allow Landscape Contractors as a permitted use in all Industrial zones.

*Staff Recommendation: Transmit Comments to County Council*

**(NOTE: Action required for County Council public hearing of 6/25/19)**

**BOARD ACTION**

**Motion: DREYFUSS/CICHY**

**Vote:**

**Yea: 3-0**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

**Action: Approved staff recommendation to transmit comments to the County Council regarding Zoning Text Amendment 19-05, as stated in the attached transmittal letter.**

Planning Department staff offered a multi-media presentation and discussed Zoning Text Amendment (ZTA) No. 19-05: Industrial Zones – Landscape Contractors, which amends the Montgomery County Zoning Ordinance to allow landscape contractors as a permitted use in all Industrial zones. In keeping with the June 13 technical staff report, staff noted that landscape contractor means the business of designing, installing, planting, or maintaining lawns, gardens, hardscapes, water features, outdoor structures, decorative features, stormwater and drainage features, or other activities intended to enhance the appearance or usefulness of outdoor areas. Landscape contractor also means providing snow removal services with vehicles, equipment, and supplies that are stored, parked, serviced, or loaded at the business location, and includes tree installation, maintenance, or removal but does not include lawn maintenance service.

Staff also noted that under the current Zoning Code, landscape contractor is a permitted use in the Moderate Industrial (IM) zone but requires approval of a Conditional Use in the Agricultural Rural/Residential and the large lot Residential Detached zones. ZTA 1905 proposes to allow a landscape contractor as a permitted use also in the Light Industrial (IL) and Heavy Industrial (IH) zones. Staff has no objection to allowing this use in the IH zone given that this zone is intended to provide land for industrial activities that may create significant noise, dust, vibration, glare, odors, and other adverse environmental impacts.

Staff added that it believes that one option that could assist in minimizing adverse impacts of the use where surrounding properties are zoned residential, would be to allow a landscape contractor as a Limited Use in the IL zone, with a provision that any building and parking setbacks, including loading areas and other site operations, be located a specified distance from any residentially-zoned land. Staff would also suggest that access to the site from a street with a residential classification be prohibited.

There followed a brief Board discussion with questions to staff.



**8. FY20 Annual School Test**---The annual school test determines if new residential subdivisions in any school cluster service area or individual school service area should be subject to a moratorium, based on the estimated utilization of school facilities.

*Staff Recommendation: Approve the FY20 Annual School Test Results Effective July 1, 2019*

**BOARD ACTION**

**Motion: CICHY/ANDERSON**

**Vote:**

**Yea: 2-1**

**Nay: DREYFUSS OPPOSED**

**Other: FANI-GONZÁLEZ & PATTERSON ABSENT**

**Action: Approved staff recommendation for approval of the FY20 Annual School Test Results effective July 1, 2019.**

Planning Department staff offered a multi-media presentation and discussed the FY20 Annual School Test which determines if new residential subdivisions in any school cluster service area or individual school service area should be subject to a moratorium based on the estimated utilization of school facilities. Staff noted that every spring, following the adoption of the capital budget, the Planning Board certifies the results of the Annual School Test for the upcoming fiscal year.

Staff noted that the FY20 annual school test was prepared by Planning staff following adoption of the FY20 budget and amendments to the FY19-24 Capital Improvements Program (CIP). The test results identified four cluster service areas and thirteen individual elementary school service areas that will be in moratorium in FY20. The school test is a hybrid test that compares projected enrollment five years into the future with projected capacity for each of the 25 high school clusters, and each individual elementary and middle school. Projected capacity is based on existing capacity and capacity funded in the six-year CIP and identified in the Master Plan of Educational Facilities for Montgomery County Public Schools (MCPS). In some cases the capacity associated with a capital project at a specific school or in a specific cluster is designed to relieve the enrollment burden at multiple schools in multiple clusters.

Staff also noted that for the FY20 test, if projected cluster-wide enrollment at any level exceeds 120 percent of projected program capacity for the 2024-2025 school year, the cluster capacity is identified as inadequate and the entire cluster service area will be under a moratorium in FY20. For FY20 there are thirteen elementary schools that exceed both the 120 percent program capacity utilization ceiling and the 110-seat deficit threshold, and for which there is no approved and funded solution. Residential subdivisions will be under moratorium in these elementary school service areas, which are listed in the June 13 technical staff report.

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**8. FY20 Annual School Test**

CON TINUED

Staff recommends that the Planning Board certify the results of the school test, as calculated by staff. Once approved by the Planning Board, Appendix A in the staff report, along with the Resolution adopted by the County Council in November 2016, will constitute Montgomery County's Subdivision Staging Policy (SSP) as it relates to school capacity for FY20.

There followed a brief Board discussion with questions to staff.

**9. Forest Glen/Montgomery Hills Sector Plan, Worksession #1***Staff Recommendation: Request Direction from the Planning Board***BOARD ACTION****Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing followed by discussion and provided guidance to staff.**

Planning Department and Parks Department staff offered a multi-media presentation and discussed Transportation, Environment and Parks recommendations in the Public Hearing Draft and noted that a summary of all the comments received at the Public Hearing and to date are included in the staff report. The public hearing record remained open until June 5, 2019 for additional written testimony to be submitted to the Planning Board. Staff will return to the Planning Board on July 11, 2019 for a second worksession to review the land use and zoning, urban design, housing and historic preservations recommendations in the Public Hearing Draft of the Plan. Staff noted that a third worksession will be held on July 25, 2019.

Planning Department staff discussed proposed transportation recommendations for the Sector Plan. Staff noted that it received high volume of public comments in support of the Maryland Department of Transportation/State Highway Administration (MDOT/SHA) project, which proposes to remove the reversible lane on Georgia Avenue; install a median island; add a new signal at Flora Lane; redesign the Beltway Interchange; widen the sidewalks on Georgia Avenue; and improve bike access on the west side of Georgia Avenue. Staff noted that it is seeking the Planning Board's guidance regarding whether to replace the short-term recommended cross-section with the medium-term recommendation; keep the short, medium and long-term phases of the cross-section for Georgia Avenue as presented in the Public Hearing Draft or consider another option from the Planning Board, if any; keep the location of the recommended additional elevator at the northwest corner; move the recommended elevator to the Washington Metropolitan Area Transit Authority (WMATA) site or consider another option from the Planning Board. Staff also discussed the status and proposed improvements to residential streets in East Forest Glen; the Urban Road Code Boundary Expansion; and the average vehicle delay standard at signalized intersections. Staff also discussed Transportation Demand Management and bikeshare proposed locations for the Sector Plan.

Parks Department staff then discussed concerns received at the Public Hearing regarding safe access to the existing neighborhood parks, as living in West Forest Glen requires crossing Georgia Avenue to access General Getty or Sligo Creek Park. Staff offered information

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**9. Forest Glen/Montgomery Hills Sector Plan, Worksession #1**CONTINUED

regarding existing neighborhood parks and the walking distance to each of those parks. Staff also offered a summary of recommendations to improve access to the parks in the Sector Plan, i.e., improve the Forest Glenn Passageway; add a protected crossing at Tilton Drive and Dexter Avenue; improve sidewalks on Georgia Avenue, Forest Glen Road, Belvedere Boulevard, Hildarose Drive, McKenney Avenue, Medical Park Drive, and Flora Lane; and provide more direct access to and from the east side by installing a protected intersection at Belvedere Boulevard instead of Tilton Lane.

Staff also reviewed the status of each park in the Sector Plan and the recommendations in the Public Hearing Draft. Staff recommended changing the recommendations for the Health and Human Services (HHS) building to indicate that when and if the staff of HHS vacate the building, it should remain as a public facility to be used for one of the following, but not limited to, a school or a park facility, or any other option the Planning Board deemed feasible.

Parks Department staff also discussed proposed green space and noted that a minimum of 35 percent green cover should be required of any new development, which may include one or a combination of planted green roofs; tree canopy cover; or a combination of tree canopy and intensive green roof, and if 35 percent is not fully achievable onsite, the balance can be met within the Sector Plan boundaries.

Mr. Andrew Bossi of Montgomery County Department of Transportation (MCDOT) offered comments and answered questions from the Planning Board.

There followed extensive Board discussion with questions to staff and Mr. Bossi.