



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

**APPROVED  
MINUTES**

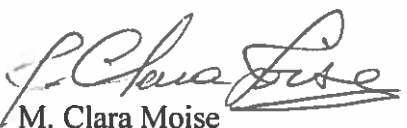
The Montgomery County Planning Board met in regular session on Thursday, September 26, 2019, at 9:07 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 12:40 p.m.

Present were Chair Casey Anderson, Vice Chair Natali Fani-González, and Commissioners Gerald R. Cichy and Partap Verma.

Commissioner Tina Patterson joined the meeting at 9:15 a.m.

Items 1 and 7, and Items 2 through 6 discussed in that order, are reported on the attached agenda, with Item 4 discussed before Item 3.

There being no further business, the meeting was adjourned at 12:40 p.m. The next regular meeting of the Planning Board will be held on Thursday, October 3, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.

  
M. Clara Moise  
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting  
Thursday, September 26, 2019  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
301-495-4600**

**1. Consent Agenda**

**\*A. Adoption of Resolutions**

1. 12500 Ardennes Avenue Sketch Plan 320180200 – MCPB No. 19-096
2. Cheng Property Forest Conservation Plan No. H-134 – MCPB No. 19-114

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

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

**\*B. Record Plats**

**Subdivision Plat No. 220150700 & 220150710, Trotters Glen, RNC zone; 1 lot and 1 parcel; located on the west side of Batchellors Forest Road opposite Dapple Grey Court; Olney Master Plan.**

*Staff Recommendation: Approval*

**Subdivision Plat No. 220190710, Chevy Chase, Section 3, R-60 zone; 1 lot; located on the west side of Florida Street, 100 feet south of Taylor Street; Bethesda Chevy Chase Master Plan.**

*Staff Recommendation: Approval*

**BOARD ACTION**

**Motion: CICHY/VERMA**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

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

**\*C. Other Consent Items**

**1. 8800 Brookville Road, Preliminary Plan No. 120190130, Extension Request No. 2**  
EIM zone, 9.93 acres, second request to extend review period, from September 26, 2019, to September 28, 2020 for proposal to create a single recorded lot from an unrecorded parcel with no new development, located at 8800 Brookeville Road; 2017 Greater Lyttonsville Sector Plan.  
*Staff Recommendation: Approval of the Extension Request*

**2. 7025 Longwood Drive, Administrative Subdivision Plan No. 620190100, Extension Request No. 2**, R-200 zone, 0.99 acres, Second request to extend review period for two one-family lots, from September 26, 2019, to December 27, 2019; to create two one-family lots; located on Longwood Drive approximately 280 east of Brooke Drive; 1990 Bethesda-Chevy Chase Master Plan.  
*Staff recommendation: Approval of the Extension Request*

**3. Long Branch Corner, Preliminary Plan No. 120180090, Extension Request No. 5**  
CRT 2.5 C 0.5 R 2.5 H 60 zone, 0.67 acres, Fifth request to extend review from September 30, 2019 to December 19, 2019, for one lot for up to 3,428 square feet of new non-residential development in addition to the existing 3,714 square feet of non-residential development, which will remain on the Site. The Application includes a waiver of the required number of parking spaces; located at the northwest quadrant of the intersection with University Boulevard East and Piney Branch Road; 2013 Approved and Adopted Long Branch Sector Plan.  
*Staff Recommendation: Approval of the Extension Request*

**~~4. Corrective Map Amendment H-130~~**

~~Request to recommend approval of Corrective Map Amendment H-130 to District Council, pursuant to Section 59-7.2.2, to correct technical errors that lead to an inaccurate depiction of the zoning classifications~~

~~**Staff Recommendation: Approval and Transmittal to District Council**~~ **POSTPONED**

**5. J & M Andrews Farm, Administrative Subdivision Plan No. 620190110, Regulatory Review Extension Request No. 2** - Request to extend the regulatory review period for Administrative Subdivision Plan No. 620190110 from October 10, 2019 to November 11, 2019: Application to create 3 lots and out-lot greater than 5 acres, on Westerly Road, west of West Willard Rd. Parcel: 700; 198.70 acres, Agriculture Reserve (AR), Olney Master Plan.  
*Staff Recommendation: Approval of the Extension Request*

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**\*C. Other Consent Items**

CONTINUED

**6. Poplar Grove: Preliminary Plan No. 120190040 and Site Plan No. 820190060, Regulatory Review Extension Request No. 3 - Request for a third extension of the 120-day review period for the Preliminary Plan and Site Plan by three weeks, for up to 1.02 FAR of mixed use development located on the east side of Century Boulevard between Father Hurley Boulevard and the future Dorsey Mill Road; 19.41 net acres; CR 2.0, C-1.75, R-1.0, H-145T, Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Sector Plan.**

*Staff Recommendation: Approval of the Extension Request*

**BOARD ACTION**

**Motion: 1. through 3.: CICHY/VERMA  
5. & 6.: CICHY/VERMA**

**Vote:**

**Yea: 1. through 3.: 4-0  
5. & 6.: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

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

**2. Approved staff recommendation for approval of the Administrative Subdivision Plan Extension request cited above.**

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

**4. This Item was postponed.**

**5. Approved staff recommendation for approval of the Regulatory Review Extension request cited above.**

**6. Approved staff recommendation for approval of the Preliminary and Site Plan Regulatory Review Extension requests cited above.**

**\*D. Approval of Minutes**

Planning Board Meeting Minutes of September 12, 2019

**BOARD ACTION**

**Motion: FANI-GONZÁLEZ/CICHY**

**Vote:**

**Yea: 4-0**

**Nay:**

**Other: PATTERSON ABSENT**

**Action: Approved the Planning Board Meeting Minutes of September 12, 2019.**

**7. Montgomery Parks Foundation Briefing**

*Staff Recommendation: Receive briefing*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received Briefing followed by brief Board discussion.**

Montgomery Parks Foundation Acting Executive Director Mr. John Robinson, also a former Planning Board Commissioner, briefed the Planning Board on the Montgomery Parks Foundation status and introduced Ms. Kathryn Rictor, the newly selected Executive Director, who will start working on October 7. Mr. Robinson discussed the Foundation's audit process, a recent incident involving \$300,000 of missing or misappropriated funds and its swift resolution, and the status of operations.

At the Chair's request, Ms. Rictor offered brief comments.

There followed a brief Board discussion with questions to Mr. Robinson.

2. **New Angels Child Care Conditional Use No. CU201908**, R-60 zone, 0.24 acres, Request for a child day care use for up to 12 children; located at 9408 Weaver Street, between Gregorio Drive and Malibu Drive; 2000 East Silver Spring Master Plan.

*Staff Recommendation: Approval with Conditions*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** **Approved staff recommendation for approval of the Conditional Use request cited above, subject to conditions.**

Planning Department staff offered a multi-media presentation and discussed a Conditional Use request to operate a Child Day Care Center for up to twelve children and two non-resident employees, in a single-family residence located on a 0.24-acre site on Weaver Street, between Gregorio and Malibu Drives, in the East Silver Spring Master Plan area. Staff noted that the applicant owns and lives in the residence and is the owner of an existing family day care facility for 8 children that has operated in the residence since September 2017. The proposed day care facility will be in a portion of the residence first floor and basement and will consist of approximately 797 square feet. Two non-resident employees and the resident owner will be associated with the use. The hours of operation will be from 7:00 a.m. to 6:00 p.m., Monday through Friday. The arrival times for staff and children will occur between 7:00 a.m. and 10:00 a.m., while departure times will occur between 4:30 p.m. and 6:00 p.m. There will be no more than five parents on site to either drop off or pick up children during one-hour period.

Staff then added that the applicant is requesting a waiver from Section 59.6.2.4.c of the Zoning Ordinance for the required one long-term bicycle parking space. As stated by the applicant, the current day care staff do not drive or park at the site but use transit or walk to and from the site. Clients also drop off and pick up their children by private automobile. Neither staff nor clients travel to the property by bicycle. Staff believes that these transportation patterns will continue in the future and it is highly unlikely that future clients or staff will bike to the site. Thus, staff supports the applicant’s waiver request for the one required bicycle parking space. Staff also noted that the existing on-site landscaping, screening and lighting will continue to ensure the compatibility of this conditional use to the surrounding neighborhood.

Ms. Ana David, the applicant and owner, answered questions from the Board.

There followed a brief Board discussion with questions to staff.



**3. Shady Grove Sector Plan Minor Master Plan Amendment – Briefing**

*Staff Recommendation: Receive briefing and Board discussion*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action: Received briefing followed by Board discussion.**

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the status of the Shady Grove Sector Plan Minor Master Plan Amendment, as discussed in the September 19 technical staff report. Staff noted that the Planning Board approved the Scope of Work for the Shady Grove Sector Plan Amendment on November 15, 2018. Staff will present the Planning Board with an update on the status of the Shady Grove Sector Plan Minor Master Plan Amendment. This briefing will focus on public outreach efforts, initial land use alternatives, mobility issues, and preliminary results from the transportation modeling.

Staff noted that the 2006 Shady Grove Sector Plan put forth an aspirational vision to transform a light industrial area into a new mixed-use community that takes advantage of proximity to the Shady Grove Metrorail Station. The 2006 Sector Plan included staging triggers to ensure an appropriate balance between new development and public infrastructure. Since the Sector Plan was approved, much progress has been made toward implementing the Plan's recommendations, but the vision is not yet fully realized. It is important to reexamine some of the assumptions about the 2006 Plan to ensure that the area is positioned for continued, successful redevelopment. The purpose of the Shady Grove Minor Master Plan Amendment is to: i) re-examine the 2006 Plan's staging triggers, including major infrastructure items; ii) evaluate properties based on the revised 2014 Zoning Ordinance; iii) assess the 2013 Countywide Transit Corridors Functional Master Plan recommendations within the Plan area; iv) assess the 2018 Bicycle Master Plan bikeways recommendations within the Plan area; and v) review the area's mobility infrastructure within the context of Vision Zero. This Minor Master Plan Amendment is focusing on several key mobility issues that were recommended in the 2006 Sector Plan, including the potential interchange at MD 355 and Gude Drive, and a partial interchange at Crabbs Branch Way and the Metro Access Road. The Sector Plan update will also address the future Bus Rapid Transit (BRT) on MD 355 and the Corridor Cities Transitway (CCT).

Staff added that the Shady Grove area is centrally located in Montgomery County, at the convergence of a multi-modal transportation network that includes I-270, I-370, the Intercountry

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**3. Shady Grove Sector Plan Minor Master Plan Amendment – Briefing**CONTINUED

Connector (MD 200), as well as the Shady Grove Metrorail Station. The boundaries for the Minor Master Plan Amendment are the same as the 2006 Shady Grove Sector Plan. The Plan has a three-phased staging plan that links new development with required transportation infrastructure and public facilities to support existing and new development. Staff also noted that it has held three public meetings, including an open house on November 14, 2018, and two other meetings that focused on transportation conditions. On June 26, 2019, the planning team held another transportation-focused meeting that discussed land use alternatives and modeling results to 2040. On June 3, planning staff held a workshop with other public agencies, including representatives from the Montgomery County Department of Transportation (MCDOT), the Maryland State Highway Administration (SHA), and the cities of Rockville and Gaithersburg. Workshop attendees walked a variety of routes around the area to experience the mobility challenges and opportunities in the Plan area first-hand. Staff also discussed preliminary roadway alternatives for the intersection of MD 355 and Gude Drive with the City of Rockville planning staff and other participants. The Washington Metropolitan Area Transit Authority (WMATA), a key property owner in the Plan area, is currently conducting a feasibility study to determine near-term and long-term development alternatives for the Shady Grove Metrorail property, as well as parking needs at the station. Staff is also coordinating with WMATA throughout the plan process.

Staff, in coordination with its consultant, Sabra & Associates, have developed several alternatives to address congestion at the MD 355/Gude Drive intersection. The Working Draft will include recommendations that address potential mitigation options at this intersection. The preliminary results of the transportation modeling are close to completion and staff will present this analysis during the Planning Board's worksessions on this Plan. Based on the results of the modeling and alternatives for the MD 355/Gude Drive intersection, planning staff is developing preliminary land use and transportation recommendations for the Sector Plan amendment. Following this briefing, staff will develop preliminary recommendations and present them to the public in October. Based on feedback from the upcoming public meeting, staff will fine-tune the recommendations. After the public meeting, staff will present the preliminary recommendations to the Planning Board this fall, followed by the Working Draft in early winter.

There followed a brief Board discussion with questions to staff.

**4. 2019 Biennial Monitoring Report for the 2010 White Flint Sector Plan and the 2010 Great Seneca Science Corridor Master Plan**

*Staff Recommendation: Transmit the 2019 Biennial Monitoring Report to the County Council and County Executive*

**BOARD ACTION****Motion:****Vote:**

Yea:

Nay:

Other:

**Action: Received briefing and approved staff recommendation to transmit the 2019 Biennial Monitoring Report to the County Council and County Executive, as discussed during the meeting.**

Planning Department staff offered a multi-media presentation and briefed the Planning Board on the 2019 Biennial Monitoring Report for the 2010 White Flint Sector Plan and Great Seneca Science Corridor Master Plan. Staff noted that Planning Department staff prepares the Biennial Master Plan Monitoring Report every other year for the Planning Board's review and transmittal to the County Council and County Executive. This report addresses progress in implementing the 2010 White Flint Sector Plan and the 2010 Great Seneca Science Corridor (GSSC) Master Plan. Prior monitoring reports included an update on the 2006 Shady Grove Sector Plan, but it is excluded from this report since staff is currently preparing a Shady Grove Sector Plan Minor Master Plan amendment. This is the fourth Biennial Monitoring Report; the first report was prepared in June 2013.

Staff noted that the 2019 Biennial Master Plan Monitoring Report provides a comprehensive summary of the efforts to implement the 2010 White Flint Sector Plan and the 2010 Great Seneca Science Corridor Master Plan. Both these Plans require biennial monitoring and reporting to the Council and Executive. The monitoring report provides a detailed review of each Plan's implementation efforts, including development approvals, public facilities, transportation, and recommendations to further the implementation of each Plan. This report seeks to: fulfill the Council's requirements for monitoring and reporting on the implementation of both Plans; provide a status update for the County Executive's next proposed Capital Improvements Program (CIP); demonstrate how the vision of each Plan is being realized and how successfully staging triggers are being implemented; and promote transparency regarding Plan implementation activities.

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**4. 2019 Biennial Monitoring Report for the 2010 White Flint Sector Plan and the 2010 Great Seneca Science Corridor Master Plan**CONTINUED

Staff added that these two Plans seek to change single-use commercial and auto-oriented areas into mixed-use urban environments with complementary public facilities and amenities to support these new sustainable communities. Since the 2017 monitoring report, the first phase of the Western Workaround has been completed in White Flint, and the second phase should be completed by 2020. The parking garage at the North Bethesda Conference Center is complete, several Capital Bikeshare stations have been installed, and additional protected bikeways are expected later this year. The White Flint area has continued to surpass the phase one Non-Auto Driver Mode Share (NADMS) goal of 34 percent. New mixed-use construction has continued primarily at Pike & Rose, including completion of phase one and most of phase two of this development. A new mid-rise residential building is under construction at the White Flint Metro Station property.

In the GSSC area, significant progress has been made in attaining the NADMS goal, with the NADMS surpassing 18 percent for the first time. At the same time, several new plan approvals for research and development-oriented buildings continue to advance the Master Plan's vision of making the Life Sciences Center the County's premier life sciences location. Included in the new developments are the new U.S. headquarters of the London-based biotech firm Autolus Therapeutics, and a new research lab building at the headquarters of the National Cancer Institute. While there has been progress, two key staging requirements include the funding of the Corridor Cities Transitway for the GSSC Master Plan, and construction of the northern entrance to the White Flint Metrorail Station for the White Flint Sector Plan. These transportation improvements are essential elements to moving these two Plans forward.

There followed a brief Board discussion with questions to staff.

**5. Germantown Plan for the Town Sector Zone, Worksession #1**

*Staff Recommendation: Discuss public hearing testimony and provide guidance to staff*

**BOARD ACTION**

**Motion:**

**Vote:**

**Yea:**

**Nay:**

**Other:**

**Action:** Received briefing followed by Board discussion and provided guidance to staff.

Planning Department staff offered a multi-media presentation and discussed testimony received at the Public Hearing meeting for the Germantown Plan for the Town Sector Zone held on July 17, 2019. Staff noted that the public record remained open until July 31, 2019. A summary of all comments received is attached to the September 19 staff memorandum. Staff reviewed the recommended land use and zoning for the undeveloped parcel and the adjacent senior housing apartments, both of which are located on Father Hurley Boulevard.

There followed a brief Board discussion with questions to staff.

6. **SHA Georgia Ave. Tower: MR2020002** --This tower is part of the State’s Public Safety System to provide adequate coverage across several areas in the State the new base stations are sited and designed to provide complete and effective coverage.

*Staff Recommendation: Transmit comments to State Highway Administration*

**BOARD ACTION**

**Motion:** FANI-GONZÁLEZ/CICHY

**Vote:**

**Yea:** 5-0

**Nay:**

**Other:**

**Action:** Approved staff recommendation to transmit comments to State Highway Administration and State of Maryland Department of Technology.

Planning Department staff offered a multi-media presentation and discussed a proposed request by Maryland State Highway Administration, Department of Technology, to install a 250-foot tall communications tower for public safety radio communications, on a property located at the interchange of MD200 or the Inter County Connector (ICC) and MD97/Georgia Avenue, within the public right-of-way. The property is owned by the State of Maryland. This tower is part of the State’s Public Safety System to provide adequate coverage across several areas in the State.

Staff noted that the tower is considered a Public Use under the Zoning Code and not a Telecommunications Facility. The Public Use category in the Zoning Ordinance does not provide review standards. However, because this use is similar in character to a telecommunications facility, the Conditional Use review standards for a telecommunications facility were used to provide guidance to inform the review of the project. The law requires the Planning Board to review and make a recommendation on the proposed location, character, grade and extent of any road, park, public way or ground, public, including federal building or structure, or public utility (whether publicly or privately owned) prior to the project being located, constructed or authorized. This project was originally submitted on June 7, 2018 as a 349-foot tower in the same location under Mandatory Referral #MR2018030 but was withdrawn prior to the Planning Board hearing. There was significant community opposition and at that time the State wanted to re-evaluate height and placement options and hold a public meeting.

Since November 2010, the State of Maryland has been implementing a statewide public-safety communications system known as Maryland First Responder Radio System Team (Maryland FiRST). To date, more than 85 percent of the state’s population is in geographic areas served by the system. More than 14,000 public safety radios use the system for day-to-day operations, and another 25,000 public safety radios are registered for inter-operability. The

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**6. SHA Georgia Ave. Tower: MR2020002**CONTINUED

Maryland FiRST system deployment in Montgomery County has begun, and the State of Maryland worked with its County police & first responders to identify existing communications towers that could be used to support the new State system. In a parallel effort, the County had begun the development of its own next generation public safety radio system.

However, in the area near the Inter-County Connector at Georgia Avenue, no existing structures were suitable for retrofit. The types of radio systems used by public safety agencies need taller towers than those used by cellular providers due to the way frequencies and coverage are used. The State began searching for an available state-owned site in the area that could be used to support all State agency communications, as well as support the County's new communications system. The applicant has indicated that this site is the most appropriate for several reasons: it is already an area that is "disturbed" and owned by the State; the site provides critical radio coverage for both the State and the County first responders; by co-locating with the State, the County will realize significant monetary savings by not having to build its own facility in the area; space on the tower will be available for commercial wireless carriers to lease, potentially reducing the need for further facilities in the immediate area.

Mr. J. Christopher Redding of Park Lake Drive and representing the Brooke Manor Estates Homeowners Association offered testimony.

Messrs. Norman Farley, Curt Andrich and Ms. Jennifer Benedicts of the Maryland Department of Information Technology offered comments and answered questions from the Board.

Mr. Dallas Lipp of the Montgomery County Fire and Rescue Service, Station 35 also offered comments and answered questions from the Board.

There followed extensive Board discussion with questions to staff and the speakers.