MEMORANDUM

DATE:       June 30, 2020

TO:         Montgomery County Planning Board

FROM:       Stephen Smith, Coordinator
            Jay Beatty, Senior Planner
            D.A.R.C. Division
            (301) 495-4522 & (301) 495-2178

SUBJECT:    Informational Maps and Summary of Record Plats for the Planning Board
            Agenda for July 16, 2020

The following record plats are recommended for APPROVAL, subject to the appropriate
conditions of approval of the preliminary plan and site plan, if applicable, and
conditioned on conformance with all requirements of Chapter 50 of the Montgomery
County Code. Attached are specific recommendations and copies of plan drawings for
the record plat. The following plats are included:

220200240  Sugarland
Plat Name: Sugarland
Plat #: 220200240

Location: Located on the north side of River Road, approximately 1 mile east of Hughes Road.
Master Plan: Agriculture and Rural Open Space
Plat Details: AR zone; 1 lot, 1 outlot
Owner: S & R Technology Holdings, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.A. of the Subdivision Regulations, which states:

A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:

1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
2. additional lots are not created;
3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
   a. proposed lot line adjustment as a dashed line;
   b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
   c. any minimum building setback that would be altered by the minor lot line adjustment; and
   d. the amount of lot area affected by the minor lot line adjustment;
5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and supports this minor subdivision record plat.
NOTES
1. The property shown herein is served by private, on-site well and septic system.
2. The property that is the subject of this record plat is in the AR zone as of the date of plat recording.
3. The plat is recorded on 3/16/2000 for Plat No. 2564, for Plat No. 2564, for Plat No. 2564.
4. The plat is approved by the PSC.
5. The plat is annexed to the city.
6. Flood zone FM-17 is for Plat No. 2564.
7. Flood zone FN-17 is for Plat No. 2564.
8. Flood zone FN-17 is for Plat No. 2564.
9. Flood zone FN-17 is for Plat No. 2564.
10. Flood zone FN-17 is for Plat No. 2564.

OWNERS' CERTIFICATE
9/15/2000

SURVEYOR'S CERTIFICATE
9/15/2000

RIVER ROAD
OFF RIGHT-OF-WAY
(PER PLAT BOOK 60, PLAT NO. 5546)

SUBDIVISION RECORD PLAT
LOT 7 AND OUTLOT B
SUGARLAND
A RESUBDIVISION OF LOT 4 AND OUTLOT A
POOLESVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER, 2019