



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

**APPROVED
MINUTES**

The Montgomery County Planning Board met in regular session in the Wheaton Headquarters Building in Wheaton, Maryland, and via Microsoft Teams video conference on Thursday, December 2, 2021, at 4:16 p.m., and adjourned at 10:30 p.m.

Present were Chair Casey Anderson and Commissioners Tina Patterson and Carol Rubin.

Commissioner Gerald R. Cichy joined the meeting at 4:28 p.m. during discussion of Item 2.

Commissioner Partap Verma joined the meeting at 7:28 p.m. during discussion of Item 8.

Items 2, 1, 5, 3, 9, and 4, discussed in that order, are reported on the attached agenda.

The Planning Board recessed for dinner at 5:12 p.m. and reconvened in the auditorium and via video conference at 6:52 p.m. to hear testimony for Item 8, Public Hearing for the Silver Spring Downtown and Adjacent Communities Plan.

There being no further business, the meeting was adjourned at 10:30 p.m. The next regular meeting of the Planning Board will be held on Thursday, December 9, 2021, in the Wheaton Headquarters Building in Wheaton, Maryland, and via video conference.

James J. Parsons
Sr. Technical Writer/Editor

Montgomery County Planning Board Meeting
Thursday, December 2, 2021
2425 Reddie Drive
Wheaton, MD 20902
301-495-4605

2. Roundtable Discussion

- Planning Department Director's Report

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing.

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of the Great Seneca Science Corridor Minor Master Plan Amendment, which was recently approved by the County Council; the status of the Silver Spring Downtown and Adjacent Communities Plan, with a Planning Board Public Hearing scheduled for later today, and worksessions scheduled throughout the remainder of the month; the status of the Corridor Forward – The I-270 Transit Plan, with a Planning Board Public Hearing scheduled for December 9, and worksessions scheduled throughout the remainder of the month; the status of the Fairland and Briggs Chaney Master Plan, with a report prepared by students in the University of Maryland Partnership for Action Learning in Sustainability (PALS) program scheduled for release next week; the continuing work on the Takoma Park Minor Master Plan Amendment; the status of the Attainable Housing Strategies initiative, with a worksession scheduled for December 9, and the third community meeting scheduled for December 13; the upcoming ribbon cutting ceremony for a Redland area Design for Life project scheduled for December 3; the upcoming award ceremony scheduled for December 16 at which the Planning Department staff will receive the Sustainable Growth Award from the Maryland Office of Planning for their work

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2. Roundtable Discussion

CONTINUED

on the Complete Streets Design Guide; the upcoming Planning Department holiday party at the Cabin John Regional Park scheduled for December 10; the status of the THRIVE Montgomery 2050 Update to the General Plan, with recent press coverage in the *Washington Post* and *Bethesda Beat* magazine, a recent County Council listening session held on November 30 and another scheduled for December 15, and staff attending numerous recent community events to discuss and promote the Update.

There followed a brief Board discussion.

1. Consent Agenda

***A. Adoption of Resolutions**

1. 7070 Arlington Road Sketch Plan 320210100 – MCPB No. 21-124
2. 7070 Arlington Road Preliminary Plan 11998051A – MCPB No. 21-125
3. Liberty Mill Road Preliminary Plan 12017021C – MCPB No. 21-123

BOARD ACTION

Motion:

Vote:

**Yea: 1 & 2. 4-0
3. 3-0**

Nay:

**Other: VERMA ABSENT
3. RUBIN ABSTAINED**

Action: Adopted the Resolutions cited above, as submitted.

***B. Record Plats**

Subdivision Plat No. 220210200, Bloom Montgomery Village

TLD zone; 1 parcel; located on the western side of Montgomery Village Avenue opposite from the intersection of Stewartown Road; Montgomery Village Master Plan.

Staff Recommendation: Approval

Subdivision Plat No. 220210350 - 220210360, Cabin Branch

CRT zone (formerly MXPDP); 2 parcels; located on the east of side of Petrel Street and Goldeneye Circle, adjoining Interstate 270; Clarksburg Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: RUBIN/CICHY

Vote:

Yea: 4-0

Nay:

Other: VERMA ABSENT

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

***C. Other Consent Items**

1. 11801 Seven Locks Road, Willerburn Acres, Section 2 - Preliminary Plan No. 120210160 – Regulatory Review Extension Request No. 2---Request to extend the regulatory review period from December 14, 2021 to March 14, 2022; located at 11801 Seven Locks Road; 1.02 acres; R-90 zone; 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval of the Extension

2. Maryland Soccer Foundation, Inc. – Solar Project Approvals---Request approval of Maryland Soccer Foundation, Inc. Solar Project via: Lease Amendment No. 1, Rooftop System Site Sublease Agreement, and Power Purchase Agreement.

Staff Recommendation: Approve Maryland Soccer Foundation, Inc. Solar Project via: Lease Amendment No. 1, Rooftop System Site Sublease Agreement, and Power Purchase Agreement

3. Correction of Resolution for Site Plan No. 820210120, MCPB No. 21-110, Johns Hopkins Medical Office and Surgery Center at Belward

BOARD ACTION

Motion:

Vote:

**Yea: 1 & 2. 4-0
3. 3-0**

Nay:

**Other: VERMA ABSENT
3. RUBIN ABSTAINED**

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

2. Approved staff recommendation for approval of the lease term agreements cited above.

3. Adopted the corrected Resolution cited above, as submitted.

***D. Approval of Minutes**

Planning Board Meeting Minutes of November 4, 2021

BOARD ACTION

Motion: RUBIN/CICHY

Vote:

Yea: 4-0

Nay:

Other: VERMA ABSENT

Action: Approved Planning Board Meeting Minutes of November 4, 2021, as submitted.

5. Broad Run Conservation Park---Authorization to acquire 472.78 acres, more or less, improved, from Broad Run Creek Farm II, LLC located at 21820 Club Hollow Road Poolesville, MD 20837

Staff Recommendation: Approval and Adoption of the Resolution

BOARD ACTION

Motion: RUBIN/CICHY

Vote:

Yea: 4-0

Nay:

Other: VERMA ABSENT

Action: Approved staff recommendation for approval of the proposed land acquisition cited above and adopted the attached Resolution.

Parks Department staff offered a multi-media presentation and discussed the proposed acquisition of land as an addition to the Broad Run Conservation Park. The approximately 472-acre site, a portion of the approximately 535-acre Broad Run Creek Farm II property, is located on the west side of Edwards Ferry Road in Poolesville, Maryland. The property is currently an active farm and is developed with several buildings associated with farm use.

Staff noted that following acquisition, the property will preserve numerous natural resources, including 325 acres of high-quality mature forest and 1.5 miles of Broad Run mainstem and tributaries; preserve cultural resources, including numerous archaeological and historic sites, a previously unknown 19th century mill site along Broad Run, farm building ruins, potential Native archaeological sites across the property, and the character of the Agricultural Reserve; provide trail connectivity; and provide public access. Staff added that they briefed the Planning Board in detail during a Closed Session meeting on November 18.

There followed a brief Board discussion.

3. 9000 16th Street, Conditional Use No. CU202202---R-60 zone, 0.16 acres (7,179 SF), Request for a child day care use for up to 12 children; located at 9000 16th Street, between Grace Church Road and Elkhart Street; 2000 North and West Silver Spring Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: RUBIN/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: VERMA ABSENT

Action: Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to increase the maximum number of children at an existing Day Care facility. The 7,179-square foot property, identified as Lot 12 Block 15, is located on the northwest quadrant of the intersection of 16th Street and 2nd Avenue and is zoned Residential within the North and West Silver Spring Master Plan area.

Staff noted that the applicant is requesting to expand the existing Family Day Care use to a Group Day Care use for up to 12 children, to be located within the same space as the existing facility. No changes to the existing indoor space, outdoor space, or exterior are proposed, and the normal hours of operation will remain in effect.

Mr. David Brown, attorney representing the applicant, offered comments, and concurred with the staff recommendations.

There followed a brief Board discussion.

9. Resolution of Adoption for the Great Seneca Science Corridor Minor Master Plan Amendment

Staff Recommendation: Approve the Resolution of Adoption for Transmission to the Full Commission

BOARD ACTION

Motion: RUBIN/CICHY

Vote:

Yea: 4-0

Nay:

Other: VERMA ABSENT

Action: Approved staff recommendation to approve the Resolution of Adoption for the approved Great Seneca Science Corridor Minor Master Plan Amendment for transmission to the Maryland-National Capital Park and Planning Commission (M-NCPPC), the Full Commission.

4. Conner-Puricelli Equestrian Facility (6001 Warm Springs Drive), Conditional Use No. CU202203---Request for a Conditional Use approval to allow an equestrian facility in a residential zone (RE-2) to board two horses for personal use and to provide riding lessons up to two times per day; 6001 Warm Springs Drive, Derwood; 2.0012 acres; RE-2 zone; 2004 Upper Rock Creek Area Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: CICHY/PATTERSON

Vote:

Yea: 4-0

Nay:

Other: VERMA ABSENT

Action: Approved staff recommendation to transmit comments to the Hearing Examiner, as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed Conditional Use request to allow an equestrian facility within a residential zone. The approximately two-acre property, identified as Lot 16 Block A, is located on the northwest quadrant of the intersection of Avery Road and Warm Springs Drive and is zoned Residential Estate (RE-2) within the Upper Rock Creek Area Master Plan area.

The applicant is requesting a new Conditional Use to board up to two horses for personal use in a residential zone, to conduct single-student riding lessons up to two times a day, and to board horses belonging to others. Two or more onsite manure composting bins will address animal waste, though the applicant is also considering additional options, such as composting or a pick-up service. Staff noted that the existing vegetative screening between the applicant’s and the adjacent property owner’s properties is adequate. The applicant will be required to obtain variances of 10 and 70 feet to address the proximity of the existing barn and paddocks to the residence on the adjacent property, both of which are required to be a minimum distance of 100 feet. Staff then discussed minor corrections to the staff report regarding riding lessons.

There followed a brief Board discussion.

8. Public Hearing for Silver Spring Downtown and Adjacent Communities Plan

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received testimony.

**A VERBATIM TRANSCRIPT OF THIS ITEM IS AVAILABLE UPON REQUEST
IN THE WHEATON HEADQUARTERS BUILDING OF THE PARK AND PLANNING
COMMISSION.**