



THE MONTGOMERY COUNTY PLANNING BOARD AGENDA

8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600
www.montgomeryplanningboard.org

Thursday, November 8, 2012

FINAL
Wednesday, November 7, 2012 - 3:30 pm

Please note:

- Unless otherwise noted, Planning Board meetings are held on Thursdays and begin at 9:00 a.m. The agenda is subject to change and certain items may be postponed or added.
- The Planning Board encourages public testimony unless otherwise noted on the agenda. Refer to the [Planning Board Rules of Procedure](#) for more information on public testimony. Any individual or organization may submit a written statement for consideration by the Planning Board. Written comments must be received in the Chair's office at least 24 hours in advance of the Planning Board hearing date, referencing the hearing date and item to be reviewed by the Board and included in the official record of the hearing. Written comments received within 24 hours before a hearing date will be placed in the file, but will not be considered by the Planning Board or included in the official record. Comments should be transmitted via e-mail to MCP-Chair@montcopc.org, faxed to Chair Françoise Carrier at 301-495-1320, or addressed to: Françoise Carrier, Chair, Montgomery County Planning Board, 8787 Georgia Avenue, Silver Spring, Maryland 20910.
- Copies of testimony presented orally or copies of correspondence will not be distributed at the hearing.
- Occasionally due to time constraints, the Planning Board may limit the total amount of time dedicated to public testimony. Public testimony may not be taken for items identified as Briefings, Worksessions and/or Roundtables. On other occasions when no public testimony will be taken, the agenda will specify.
- To testify on an agenda item, [sign up online](#) or call 301-495-4600 before 4:00 pm the day before the meeting. On the day of the meeting, please see the clerk in the Board Auditorium to sign-up. Submission of written comments does not constitute signing up to speak.
- View the Planning Board proceedings live on our website for meeting updates: www.montgomeryplanningboard.org.
- The Planning Board makes the final decision on any agenda items with an (*) On such matters, Maryland law and the Planning Board's Rules of Procedure prohibit any member of the public from directly contacting or communicating with Board members outside the public hearing setting. See the [Outside Communications](#) section of the [Planning Board Rules of Procedure](#) for more information.

The Montgomery County Planning Board is no longer mailing meeting agendas to county residents and associations. To stay involved, consider subscribing to our weekly e-newsletter, [InfoShare](#).

Note: Complete video recordings are not available for this day (video lacks sound) However, audio files can be found

here:

Part 1	Part 2	Part 3
Part 4	Part 5	Part 6
Part 7	Part 8	Part 9

[Minutes Archives](#)
[Resolutions Archives](#)

9:00 AM

PLANNING BOARD MEETING - *MRO AUDITORIUM*

**** For more details about the Planning Board's action on any item, you may link to the videotaped hearing after noon on the day following the meeting and select the item you wish to hear. ****

Item 1 Consent Agenda

*A. Adoption of Resolutions

- 8701 Burning Tree Road Corrected Resolution Preliminary Plan 120110200 – MCPB 12-80
Planning Board Action/Decision: Adopted.
- Travilah Grove Preliminary and WOP Plan 120120290 – MCPB 12-114
Planning Board Action/Decision: Adopted.

*B. Record Plats

*C. Other Consent Items

- [Planning Board Resolution of Adoption of the Approved Upper Patuxent Area Historic Resources Amendment to the Master Plan for Historic Preservation](#)
Planning Board Action/Decision: Adopted and Approved to Transmit to the Full Commission.
- [Extension request: Project Plan No. 20120040 – Crystal Rock](#)
Mixed use project located north of Father Hurley Boulevard between Century Boulevard and Crystal Rock Drive (Lerner Property), TMX-2 Zone, Germantown Employment Area Sector Plan.
Planning Board Action/Decision: Approved.

*D. Approval of Minutes

Item 10 Budget - **ADDED**

R. Krasnow/L. Garcia/ D. Conforti FY14 Budget Planning Discussion for the Planning Department, Commissioner's Office, and CAS Departments
Planning Board Action/Decision: Discussion Only.

Item 3 [Staff Draft Glenmont Sector Plan](#)

M. Brown Planning Board Action/Decision: Discussion Only.

No Public Testimony will be Taken

Item *4 [Limited Site Plan Amendment No. ~~82005003C~~ 82005003C: Westfield Montgomery Mall](#) - **REVISED**

B. Berbert Request to reconfigure 65,000 square feet of retail and parking including a new movie theater on the third floor, located in the northeast quadrant of the intersection of Democracy Boulevard and Westlake Drive, 60.02 acres. C-2 Zone, Potomac Subregion Master Plan
Planning Board Action/Decision: Approved with Conditions and Adopted Resolution.
Staff Recommendation: Approval with Conditions and adoption of Resolution.

Item 9 [Zoning Text Amendment 12-16](#) - (Continued from 10/25/12) - **ADDED**

G. Russ Allow the construction of a one-family dwelling located on any size lot recorded before 1928; allow the reconstruction of any one-family dwelling located on any size lot recorded before 1928; and generally revise the grandfathering provisions for undersized lots.
Planning Board Action/Decision: Approved to Transmit Comments to County Council.
(Action Required for County Council Public Hearing of 11/13/12)

12:45 PM

LUNCH

2:00 PM -
TIME CHANGED

PLANNING BOARD MEETING CONTINUES - *MRO AUDITORIUM*

Item 5 [Worksession on Zoning Ordinance Rewrite](#) - **REVISED**

P. Dunn (NOTE: Continued discussion of the CR and Employment Zones
Planning Board Action/Decision: Discussion Only.

BREAK

4:00 PM -
TIME CHANGED

PLANNING BOARD MEETING CONTINUES - *MRO AUDITORIUM*

Item 6 [Barrie School](#)

S. Dickel /A. Lindsay *A. [Preliminary Forest Conservation Plan No. CBA-1261-D: Barrie School](#): zoned R-200 and R-90, located at 13500 Layhill Road, Silver Spring in the Kensington-Wheaton Master Plan area.
Planning Board Action/Decision: Approved with Conditions and Adopted Resolution.
B. [Board of Appeals Case No. CBA-1261-D: Barrie School Modification](#) - **ATTACHMENTS**
Request for a modification of the existing special exception for a private educational institution to make physical improvement to the campus, zoned R-200 and R-90, located at 13500 Layhill Road, Silver Spring in the Kensington-Wheaton Master Plan area.
Planning Board Action/Decision: Approved with Conditions.
(Action Required for Hearing by the Hearing Examiner on December 3, 2012)

Item *7 [Goddard School – Olney](#) - **REVISED**

R. Weaver [Attachments](#)
*A. Preliminary Plan No. 120120150 Goddard School – Olney
Request to create two lots for a 9,000 square foot child daycare center on 1.15 acres, located approximately 500 feet west of Georgia Avenue between Morningwood Drive and North High Street, Mixed-Use Town Center Zone, Olney Planning Area
Planning Board Action/Decision: Approved with Conditions.
*B. Site Plan No. 820120110 Goddard School – Olney
9,000 square foot child daycare center, located approximately 500 feet west of Georgia Avenue between Morningwood Drive and North High Street, Mixed-Use Town Center Zone, Olney Planning Area
Planning Board Action/Decision: Approved with Conditions.

Item 2 Roundtable Discussion - **TIME CHANGED**

M. Bradford Parks Director's Report
Planning Board Action/Decision: Discussion Only.

6:30 PM -
TIME CHANGED

DINNER

7:30 PM

PLANNING BOARD MEETING CONTINUES - *MRO AUDITORIUM*

Item 8 Countywide Transit Corridors Functional Master Plan

L. Cole Presentation of Preliminary Recommendations
Planning Board Action/Decision: Discussion Only.

9:30 PM

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