

**Town of Chevy Chase
Long Range Planning Committee
Monday, March 1, 2021
7:00 pm, Virtual Meeting**

Attendees: Dedun Ingram (chair); Chris Bruch; Mark Montezemolo, Ellen Cornelius-Ericson (Council liaison)

1. There were no public comments.
2. The minutes from the February meeting were approved.
3. **ZTA 20-07**. Dedun updated the Committee on activities during February related to ZTA 20-07. It was a busy month with the Coalition meetings, the Planning Board public hearing, the County Council public hearing,, and continued efforts to inform Town residents about ZTA 20-07. No one has heard anything yet about what the next steps are for ZTA 20-07.
3. **Thrive Montgomery**. The Committee received a brief update on Thrive Montgomery. The Planning Board has completed its work sessions on Thrive. During February, planning staff continued to present one “new” chapter each week (a compilation of material pulled from chapters in the October public hearing draft Plan and new material). Planning staff also presented track changes versions of the chapters reviewed at previous work sessions. There was minimal discussion by the Planning Board of the material presented. The Planning Board plans to vote for transmittal of the draft to the County Council at its April 8th meeting.
4. **Bethesda Row development**. Federal Realty has announced that they will be building a multi-use building on the south side of Bethesda Ave. from the Ourisman Honda property west to Arlington Road. The building will be 100 feet tall along its western frontage and 90 feet tall elsewhere. The Mexican restaurant at the corner of Arlington Road and Bethesda Ave. will be removed, but the other store fronts along the south side of Bethesda Ave. will remain with the new building going in behind them. LRP can monitor this project to be sure it complies with the Bethesda Design Guidelines.
5. **Town adoption of County regulations**. In preparation for the March meeting, members of the Committee reviewed Chapter 5A (Arts and Humanities) and Chapter 54 (Transient Lodging Facilities) to see if these chapters contained any sections that the Town should consider adopting.
 - Chapter 5A: Most of this chapter is not relevant to the Town. However, it does establish an Arts council that is authorized to fund individual artists. The

reviewers wondered if artists residing in the Town would be less likely to receive funding if the Town has not adopted the Chapter. There seem to be no negatives to adopting this chapter.

- Chapter 54: Because the Town has not adopted this chapter, the county will not issue a Short-Term Rental license to properties in the Town. Therefore, no one can have a legal Short-Term Rental in the Town. Nonetheless, there are people offering them. The Town may wish to consider adopting this chapter so that residents can obtain a license which obligates them to operate according to rules specified in Chapter 54 and in the zoning code (some of these related to safety). That said, the County does not actually come to the property and inspect it in order to issue a license; it relies on the Applicant's report that they are in compliance.

The meeting adjourned at 8:00 p.m.