



*Sandy Spring-Ashton
Special Study Plan*

APPROVED AND ADOPTED: NOVEMBER 1980

SANDY SPRING/ASHTON SPECIAL STUDY PLAN
A PART OF THE OLNEY MASTER PLAN

MONTGOMERY COUNTY, MARYLAND

This Plan amends the General Plan for the Physical Development of the Maryland-Washington Regional District (adopted 1964), Master Plan of Highways within Montgomery County, 1980 Master Plan for Olney and Vicinity, the 1961 Master Plan for the Upper Northwest Branch Watershed, and the 1965 Patuxent River Watershed Park Plan.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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ABSTRACT

TITLE: Approved and Adopted Sandy Spring/Ashton Special Study Plan, a part of the Olney Master Plan

AUTHOR: The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission

SUBJECT: Land Use, Transportation, Community Resources, and Implementation Plans for the Sandy Spring/Ashton Special Study Area

DATE: November 1980

PLANNING AGENCY: Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907

SERIES NUMBER: 2904812506

NUMBER OF PAGES: 100

ABSTRACT: This document contains the maps and supporting text of the Special Study Plan for Sandy Spring/Ashton, Montgomery County, Maryland. The Sandy Spring/Ashton Special Study is a part of the Olney Master Plan. The decision to study Sandy Spring/Ashton separately is in response to the desire of local citizens to have their historic rural community given special treatment and more detailed study. This Plan sets forth planning and development recommendations for the future of Sandy Spring/Ashton to the year 1995.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

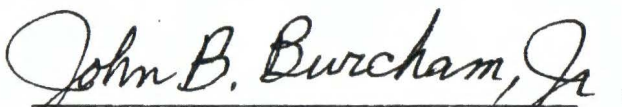
The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

CERTIFICATE OF APPROVAL AND ADOPTION

Sandy Spring/Ashton Special Study Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, 1980 Master Plan for Olney and Vicinity, 1961 Master Plan for the Upper Northwest Branch Watershed, and the Patuxent River Watershed Park Plan, has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution 80-31 on November 12, 1980, after two duly advertised Public Hearings held on December 10 and 17, 1979, pursuant to the provisions of Chapter 780 of the Laws of Maryland, 1959, as amended, and has been approved by The Montgomery County Council, sitting as the District Council, by Resolution Number 9-1010 on October 14, 1980 after a duly advertised Public Hearing held on June 23, 1980.

The Maryland-National Capital Park and Planning Commission


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The Sandy Spring/Ashton Citizens Advisory Committee advised the Montgomery County Planning Board on the problems, needs, and views of their groups or area and worked with staff and the Planning Board in developing the Plan.

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The Montgomery County Planning Board would like to thank the members of the Sandy Spring/Ashton Advisory Committee for their participation in the development of this Plan and John R. Weske for the Plan illustrations.

PLAN SUMMARY

Sandy Spring/Ashton's special character has been shaped by the land, the buildings and, most importantly, the residents. People from all walks of life and economic backgrounds have always lived in the area, creating a social diversity unique to Montgomery County. Although the stores are different, the crossroads of Maryland Route 108 and Brooke/Meeting House Roads still functions as the commercial center. The Friends Meeting House, the Brooke Road-Chandlee Mill Road neighborhood and century-old farms all continue a sense of tradition and community that began in the 1700's.

The major planning issue in Sandy Spring/Ashton is how to balance the sensitive rural environment with today's modern pressures: regional transportation demands, the cost of housing, open space preservation, rural sanitation, and need for improvements to commercial areas.

The Plan recognizes that sometimes change is necessary to preserve traditional values such as community diversity now threatened by the rising costs of land, housing interest rates, and housing costs. Throughout the planning process, citizens have expressed their concern about the unavailability of low- and moderate-priced housing in the community. In some cases, sons and daughters of families have been forced to leave the community in search of affordable housing. It is apparent that traditional, rural residential land use patterns cannot address modern housing needs; alternatives to 5-acre, 2-acre and even one-half acre lots must be provided.

To strike a balance between modern needs and historic character, the Plan proposes a land use pattern which allows a mix of houses near the Village Centers, the traditional location for smaller lot residences. The Plan endorses a proposal by the Housing Opportunity Commission (HOC) to build low- and moderate-priced housing but lists several development criteria which must be met by HOC to help assure that the housing is compatible with the character of Sandy Spring.

Rural villages were once their own universe and were influenced very little by other population centers. This is no longer the case in Sandy Spring/Ashton. Maryland Route 108, the commercial main street, is a heavily used east-west commuter route. Yet if this commuter route is expanded to 4-lanes within a 150 foot right-of-way, as proposed

in the County's Highway Plan, the character of both Sandy Spring and Ashton Village Centers will be drastically altered. The Plan, therefore, recommends that the right-of-way along Maryland Route 108 be reduced to 80 feet. The Plan also proposes a Design Concept Plan for the Sandy Spring Village Center which concentrates on sensitive planning for improvements to Maryland Route 108.

To help preserve farmland, stream valleys and wooded hillsides, the Plan proposes large-lot residential development for the open space areas surrounding the Village Centers. The Plan's open space preservation recommendations will help continue the rural surroundings and lifestyle that have traditionally characterized Sandy Spring/Ashton.

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The preparation of this Plan was financed in part through Community Development Block Grant funds, from the United States Department of Housing and Urban Development, administered by the Montgomery County Department of Housing and Community Development.

Plan Highlights



PLAN HIGHLIGHTS

LAND USE

The Plan:

- Generally proposes low residential densities (1 unit per 5 acres) in environmentally sensitive areas of the Hawlings and Patuxent River drainage basins.
- Recommends additional half-acre residential lots in the Brooke Road-Chandlee Mill Road Area.
- Recommends large-lot residential areas along New Hampshire Avenue and Maryland Route 108 to preserve a rural entry into the Study Area.
- Allows a small concentration of commercial and medium-density residential development in the Village Centers.
- Proposes a detailed design concept plan for the Sandy Spring Village Center/Maryland Route 108.

HOUSING

The Plan:

- Endorses the proposal by Housing Opportunities Commission (HOC) to construct low- and moderate-priced housing in Sandy Spring Village Center.
- Provides the opportunity for scattered site double-wide and single-wide mobile homes in the Brooke Road-Chandlee Mill Road Area.
- Provides for a limited number of townhouses in Sandy Spring and Ashton Village Centers.

- Allows a variety of housing lot sizes (from 5 acres to 6,000 square feet) to increase housing choice.

COMMUNITY RESOURCES

The Plan:

- Endorses the timely renovation of the Sandy Spring Community Center (Sherwood Annex) as a community service and recreation facility.
- Endorses the current efforts of private citizens to nominate historic resources in the Study Area to the National Register of Historic Places.
- Recommends that other historic sites in the Study Area, after additional research and evaluation be included in the Montgomery County Master Plan for Historic Preservation.
- Endorses the completion of Woodlawn Special Historic Culture Park.
- Recommends preservation of the pastoral setting around the Friends Settlement.

IMPLEMENTATION

The Plan:

- Recommends a zoning plan in accord with the Plan recommendations.
- Lists development guidelines for the HOC low- and moderate-priced housing to help assure its compatibility to surrounding land uses.
- Recommends changes to the Montgomery County FY's Comprehensive Water Supply and Sewerage Systems Plan.

TRANSPORTATION

The Plan:

- Recommends reducing the Maryland Route 108 right-of-way through the Study Area from 150 to 80 feet.
- Recommends the retention of New Hampshire Avenue's right-of-way but calls for no early widening of New Hampshire Avenue north of Ednor Road.
- Recommends that Brooke Road be classified as a primary residential street.
- Deletes the realignment of Brooke Road to Norwood Road.
- Designates Tucker Lane and Mink Hollow Road as primary roads.
- Endorses the completion of the Metrorail system to Glenmont.
- Endorses the State Highway Administration's efforts to study traffic and pedestrian safety issues in the Study Area.
- Recommends bikeway routes to provide a comprehensive bikeway system within the Study Area.

LEGEND:
 Since Sandy Spring is said to be a state of mind, there are no natural boundaries.
 Grist Mills: sorry, none of them in business.
 Churches: ☩ Cemeteries
 Major Bird Walk Areas
 Gold Mine: just grains of gold, but many a heart of pure gold yet to be found.

TOPOGRAPHY OF THE SANDY SPRING NEIGHBORHOOD.
 J.R.W. 1967

PLAN INTRODUCTION

Purpose of Plan

The Special Study Plan for Sandy Spring/Ashton was prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission with the assistance of the Citizens Advisory Committee and the general public. The Plan is a comprehensive and detailed statement of concepts, goals and guidelines for Sandy Spring/Ashton's development. The Plan shows in detail land use, transportation systems, community resources, and zoning, and represents the strong desire of the community to remain rural. Several draft plans preceded this Plan: Issues and Alternative Report, Staff Draft Plan, Preliminary Draft Plan, and Final Draft Plan.

Definition of the Study Area

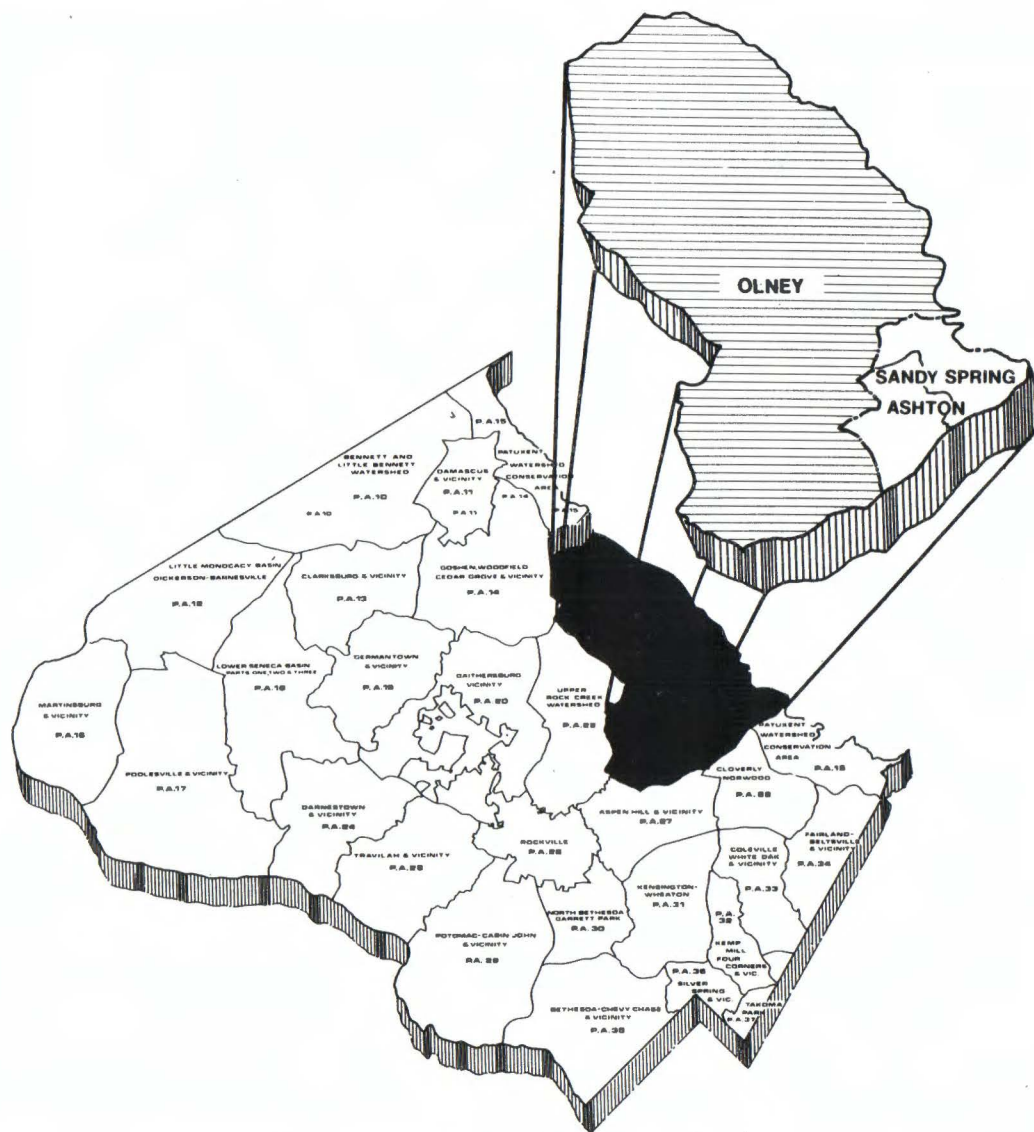
The decision to study Sandy Spring/Ashton separately is in response to the desire of local citizens to have their community given special consideration. The citizens feel, and the Planning Board agrees, that the rural character of the community requires special treatment and more detailed study from the rest of the Olney Planning Area.

The Planning Board, with the assistance of citizens, has defined the Study Area as the southeast quadrant of the Olney Planning Area near the Patuxent River (see Vicinity Map). Drawing the boundaries of a community is a difficult and imprecise task because feelings of belonging as well as geographic features define a community. The boundaries of the Study Area are generalized; residents who live outside these limits but who feel part of the community are encouraged to participate in the Plan.

The areas to the north and west of the Study Area are within the Olney Planning Area, while the area south of Ednor Road is within the Cloverly Planning Area.

Relation of This Plan to Other Plans

The Sandy Spring/Ashton Special Study Plan is an element of the Approved and Adopted Olney Master Plan (see Olney Land Use Map). The Plan amends the

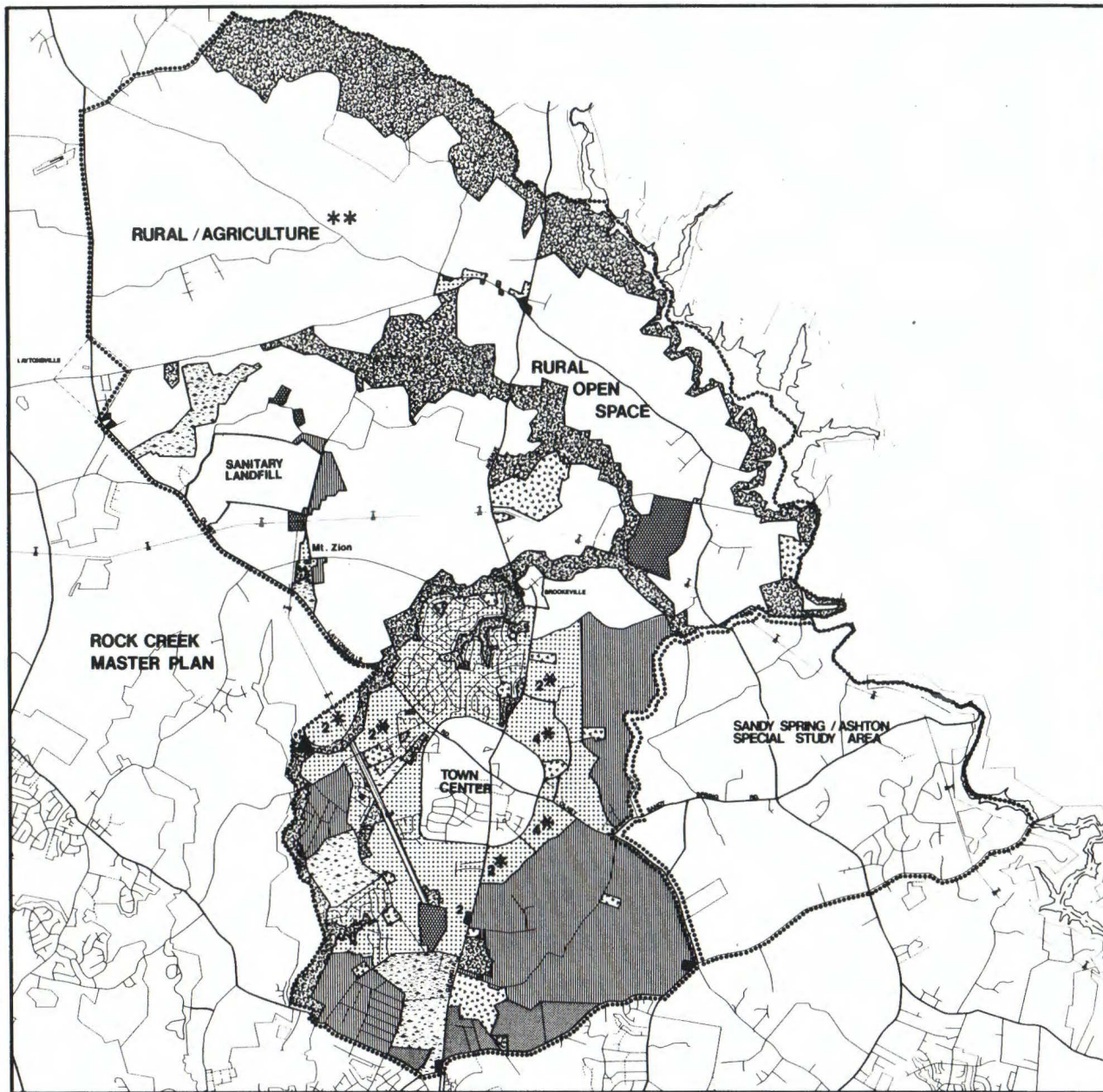


VICINITY MAP

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING/ ASHTON PLAN

Montgomery County, Maryland
November 1980



PROPOSED LAND USE

- Residential, Rural Estate
- Residential, One Family
- Residential, Townhouse / Apartments
- Commercial / Office
- Institutional
- Park
- Private Open Space
- Federal / Public Utility
- Agriculture / Open Space
- Planning Area Boundary
- * Transfer Development Rights (TDR) Receiving Area
- ** Transfer Development Rights (TDR) Sending Area
- Norbeck Special Study Area
- 2 Density in Dwelling Units per Acre [See Text]
- Storm Water Management Facility

Approved and Adopted : June 1980

OLNEY MASTER PLAN

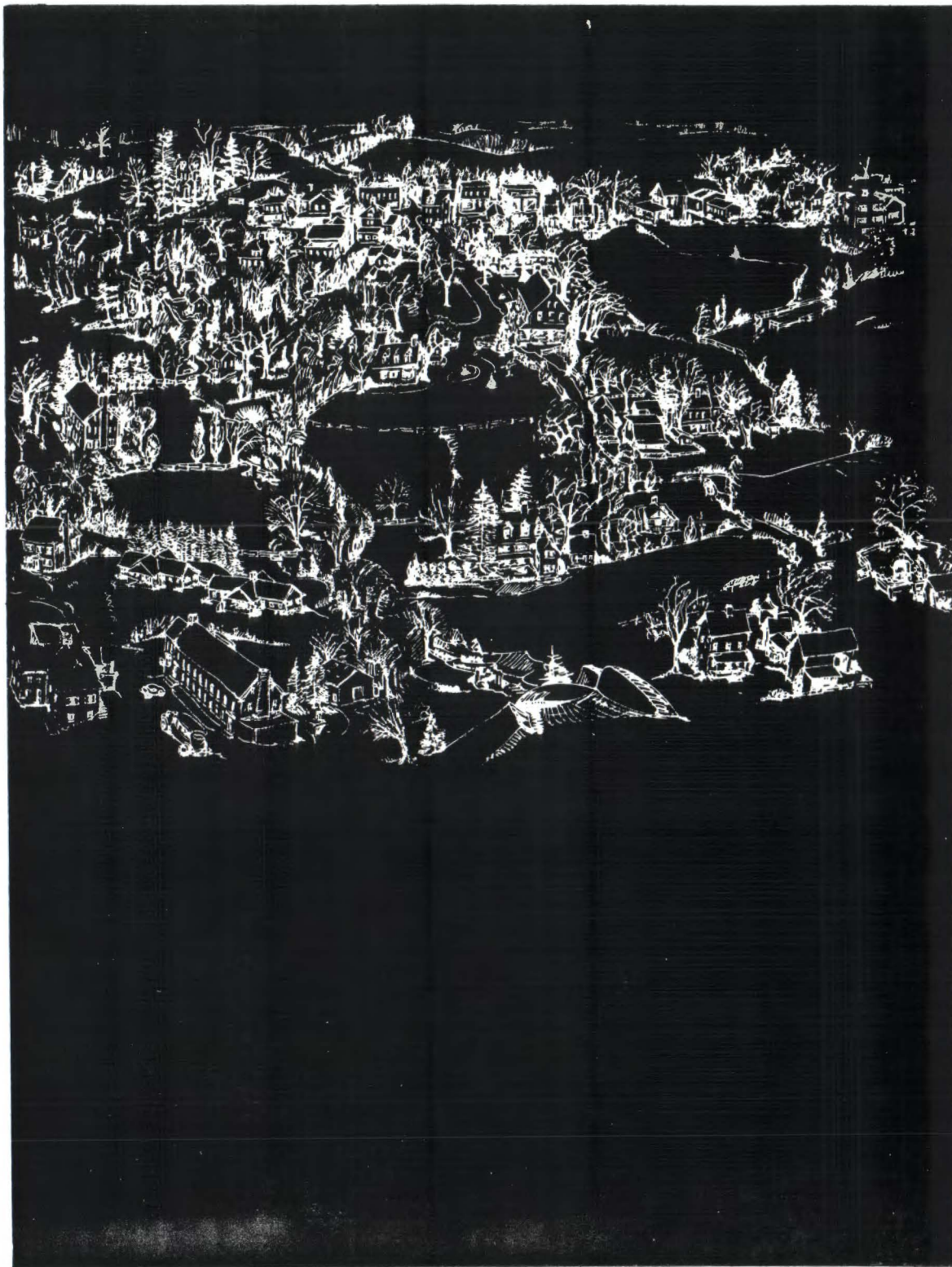
Montgomery County, Maryland



Montgomery County General Plan, a comprehensive development plan covering the entire County. The General Plan, adopted by The Maryland-National Capital Park and Planning Commission in 1964 and updated in 1969, identifies rural areas like Sandy Spring/Ashton for predominantly low density development. It designates Olney as a semi-rural satellite community within the wedge (open space) area.

This Plan also amends the 1961 Master Plan for the Upper Northwest Branch Watershed, 1964 Master Plan for the Patuxent River Watershed Park, Master Plan of Highways within Montgomery County, and the 1980 Master Plan for Olney and Vicinity.

Chapter 1



Community Profile

CHAPTER I

COMMUNITY PROFILE

Early History

Sandy Spring/Ashton is one of the most historic areas in Montgomery County. Century-old houses and churches, farms that have remained in the same families for generations, and trees dating back to the Civil War provide a sense of tranquility, beauty and historical tradition.

Many settlements have contributed to the Study Area's history but Sandy Spring is the oldest and most important. The Annals of Sandy Spring, published in 1884, describes the community's early history. Major John Bradford, who patented "Charley Forest" in 1720, and James Brooke, who built "Charley Forest" in 1727, were among the early settlers.

The Sandy Spring Friends Meeting House, built in 1817, played a major role in the community's development. Several figures of national importance--such as Phillip Evan Thomas, first President of the Baltimore and Ohio Railroad--were associated with Friends Meeting House. Phillip Thomas and other relatives of his family, along with the Brookes and Snowdens, were the "founding" families of Friends Meeting House and Sandy Spring. Beyond the Friends Community House and Meeting House is Harewood (former home to Dean Acheson, former U.S. Secretary of State and family home of Edward Stabler, creator of numerous U.S. government seals). The Community House, built in 1858, was once the cultural and social center of Sandy Spring according to the Annals of Sandy Spring. At the end of Meeting House Road is the original "spring" from which Sandy Spring obtained its name. The "spring" has recently been restored by the Sandy Spring Lions Club and a local Boy Scout troop; fresh clear water still flows, more than 200 years after settlement of the area.

Sandy Spring spawned several other creative individuals throughout the years and during the 1800's was the center of many self-improvement efforts in Montgomery County. Thomas Moore, who invented a revolutionary type deep plow and the first refrigerator, introduced the Sandy Spring community to agricultural experiments.

Soon, Sandy Spring became the center of agricultural knowledge in the County.¹ Richard Bentley, another prominent resident, resided at Bloomfield, a station of the "Underground Railroad" before Emancipation Day.

The influence of the Friends (or Quakers as they are called) is still felt today: the County's oldest bank (1868), fire insurance company (1848), and store (1818) were all founded by Quakers and still operate today. A private school and retirement community are located near the original Friends Settlement. Many of Sandy Spring citizens are descendents of the Brookes, Thomases, Snowdens, Stablers, and other Quakers who made notable contributions to the progress, spiritual health and general welfare of the Sandy Spring community.

The Brooke Road-Chandlee Mill area is also an important historic settlement. Once known as the Free Negro Settlement, it is one of the oldest free Black settlements in the State of Maryland. As early as the Revolutionary War period, Sandy Spring Quakers (the most cohesive anti-slavery group in the County) freed their slaves and deeded them a plot of land in the Brooke Road-Chandlee Mill area. In 1860, most Black property owners in the County were concentrated in this community.² Many of the present inhabitants trace their origin to the freed slaves (i.e., Budds, Mitchells, Sedgewicks, Dorseys, Thomases, Bowens, etc.).

On Maryland Route 108, in Ashton, there were other free Black settlements, namely Adam Noll Log House and Ebenezer Church. At least as early as the Civil War period, there were several families living here. The Sharp Street Methodist Church, the first independent Black church in the County, was an early focal point of the free Black community in Sandy Spring/Ashton. In 1866, the Church established the County's first Black public school (Sharp Street Industrial School, an educational model around the turn of the century) here. The school which was praised by the Presbyterian Church in 1912 for its program, was destroyed by a fire in 1922.

¹ A Grateful Remembrance, the Story of Montgomery County, Maryland, Richard K. MacMaster and Ray Eldon Hiebert, (Rockville, Md., 1976).

² Op. Cit.

Other settlements in the area, including Ashton and Brinklow, further contribute to the area's historic setting. According to tradition, Ashton took its name from a large ash tree that stood in the settlement near the junction of Maryland Routes 108 and 650. Today, there are still United States Post Offices in Sandy Spring, Ashton, and Brinklow, an indication of past prosperity.

Recent Trends

Sandy Spring/Ashton's special attributes and rural amenities have attracted many people to the Study Area. Since 1960 development has occurred primarily east of Maryland Route 108 in Ashton. Most of the new dwelling units are large-lot rural estates and reflect a variety of architectural styles.

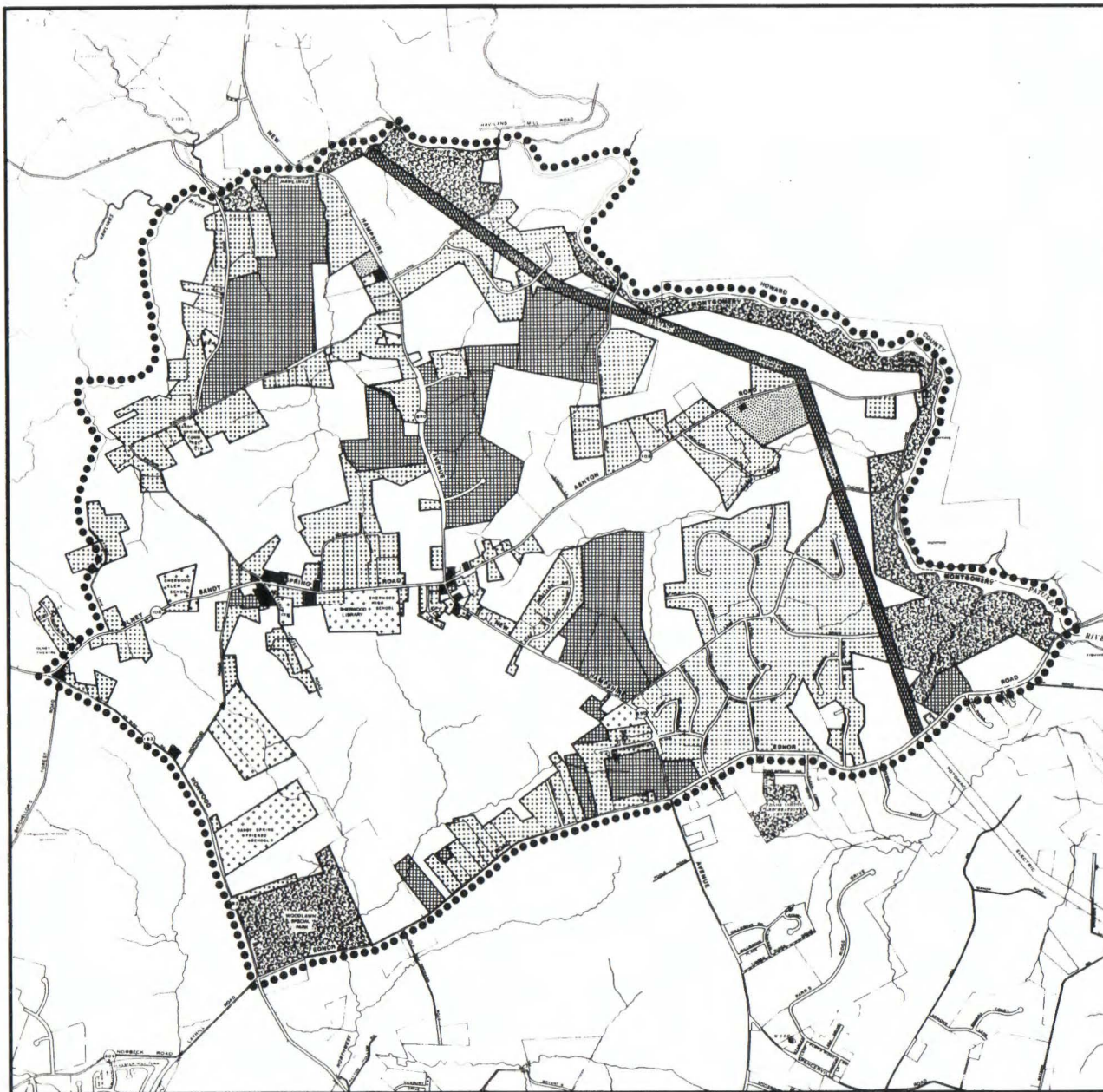
Older, established neighborhoods still retain much of their historical and environmental character. They are a mixture of two-story framed houses and mid-20th Century brick and frame ramblers.

In essence, these neighborhoods have not changed significantly over the years. Institutions such as the bank, fire insurance company, post office and grocery store which have contributed to the identity and prosperity of the community continue to operate today.

Although there are still working farms, the agricultural community is not as viable as it once was. Much of the farmland has been lost to residential development. Today, the farms are scattered and isolated by several large-lot subdivisions especially east of Maryland Route 108 and do not represent a significant County-wide farming community. Several of the working farms are considered temporary due to subdivision potential. Sandy Spring/Ashton has 2,271 acres of working farms, many of which (e.g., Acheson and Mars tracts) surround historic buildings and create very beautiful pastoral settings. Development pressures are mounting, however. A subdivision plan for the Acheson farm was submitted (it was denied by the Planning Board due to inadequate road access). Preserving open space in this portion of the Study Area is important to retain a rural setting around the Friends Settlement and to protect the stream valleys.

Land Use Pattern

Sandy Spring/Ashton is an area of approximately 5,916 acres, of which 2,811 acres are developed (see Existing Land Use Map).



EXISTING LAND USE

- Planning Area Boundary
- Rural / Open Space
- ▨ Residential, One Family
- Commercial / Industrial
- ▤ Institutional
- ▧ Private Open Space
- ▩ Park
- Public Utility
- Subdivision Applications
Between 1971-1979

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING / ASHTON PLAN

Montgomery County, Maryland
November 1980



Residential uses are the major form of development. Low density, single-family detached dwelling units are predominant. Important exceptions are The Friends House Retirement Community and a handful of scattered apartments and duplexes located in the Village Centers. Friends House consists of a 100-unit apartment facility, 9 cottages, one separate 4-unit apartment house and a new 50-bed nursing home.

Commercial uses are concentrated at two Village Centers: Sandy Spring (Maryland Route 108 and Brooke/Meeting House Roads) and Ashton (New Hampshire Avenue and Maryland Route 108). In addition, a few scattered businesses are located along Doctor Bird Road. There are approximately 27 neighborhood-serving stores in these Village Centers. The types of stores include a charter bus service, piano shop, book store, veterinary clinic, beauty parlor, banks, restaurants, real estate offices, service stations, nurseries, grocery stores, and appliance sales and services.

The Sandy Spring Village Center, the heart of most community activities, has served the community for over a century. The two blocks of stores which are generally sound structurally are interspersed with public and residential uses. The Ashton Village Center is relatively new and in excellent structural condition. Over time the rural food market has expanded and diversified.

Industrial land uses in the Study Area include the Lansdale mill and an equipment rental center located south of Maryland Route 108 in the Sandy Spring Village Center. The mill processes psyllum seeds and replaces the old grist mill which had served the community for over 160 years.

Public/institutional uses within the Study Area consist of the following: a library, fire station, community center, community house, nursing home, three post offices, three schools, five churches and four cemeteries.

The Patuxent River constitutes a high quality water source, recreation resource, fresh water fishery and wildlife habitat.³ The T. Howard Duckett Reservoir serves as the drinking water for parts of Montgomery and Prince George's Counties. It has been

³ Critical Areas in Montgomery County, Maryland, approved by the Montgomery County Council, March 1977.

TRAFFIC VOLUME MAP

●●●●● Planning Area Boundary

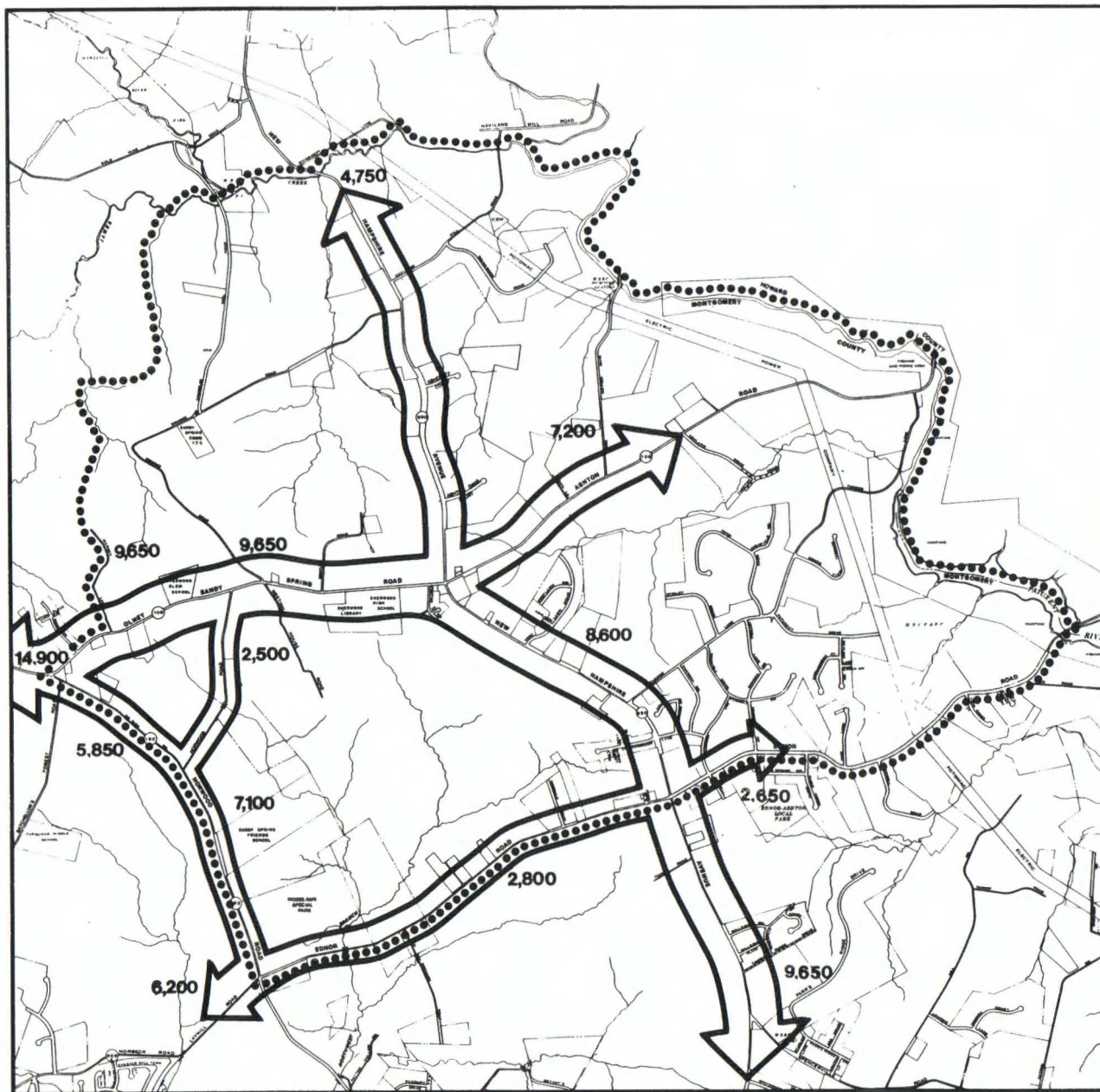
1979 AVERAGE ANNUAL WEEKDAY TRAFFIC

SOURCE: 1979 Traffic Volume Map,
Montgomery County Dept.
Of Transportation, Div. Of
Traffic Engineering

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING / ASHTON PLAN

Montgomery County, Maryland
November 1980



recommended by the Montgomery County Council as an area of critical State concern suitable for conservation and low density, passive recreation use.

The major roadway in the Study Area (Maryland Route 108) serves as a commuter route from Howard County into Rockville. Maryland Route 108 is a major cross-county (east-west) highway. Its usage as a commuter route is reflected in the Traffic Volume Map which shows a much higher traffic flow east of New Hampshire Avenue than on Ednor Road. However, peak hour traffic volumes in the Study Area are not currently high enough to justify the widening of roadways and intersections to provide additional capacity.

Chapter 2



Plan Framework

CHAPTER 2

PLAN FRAMEWORK

GOALS AND OBJECTIVES

Goals and objectives are statements of "what should be." Although very general, they are important guidelines for more specific decisions relative to land use and community development. The goals and objectives are discussed here under eight category headings: Rural Open Space Preservation, Housing, Transportation, Village Centers, Rural Sanitation, Community Resources, Community Identity, and Environment.

Rural Open Space Preservation

To maintain and preserve the aesthetic qualities and rural atmosphere of the community:

- Protect the wedge (farmland and open space) concept of the Montgomery County General Plan.
- Allow future growth in accord with the present community scale and character.
- Protect farming as a viable occupation and land use by retaining large open space areas around primary agricultural areas such as the land west of Georgia Avenue.

Housing

To promote an adequate supply of good housing of various types and price ranges for a cross section of the community:

- Provide for new housing opportunities for low- and moderate-income families while preserving the rural character of the community.

- Emphasize rehabilitation and replacement of substandard units and conservation of standard units.
- Provide housing for the present and former residents of the community.

Transportation

To provide a safe, convenient, well maintained circulation system for the community:

- Minimize the impact of the cross-county highway on the community.
- Improve regional transit and highway systems, where economically feasible, as a way to reduce vehicular traffic in the area.

Village Centers

To promote two vital and attractive Village Centers with a variety of neighborhood-serving business establishments and residential uses:

- Upgrade and strengthen the physical appearance of the Village Centers so that they retain their community history and focus.
- Improve pedestrian and vehicular circulation and offstreet parking.
- Continue the tradition of providing local services to the community.

Community Resources

To provide community facilities which promote the health, safety and welfare of a variety of users:

- Encourage preservation of public and private open space.
- Encourage the complete upgrading of community resources (Sandy Spring Community Center also known as Sherwood Annex).
- Promote access to recreational opportunities and facilities, especially for the elderly.

Environment

To protect and preserve the area's unique natural environment:

- Utilize appropriate low density use of land and conservation measures in areas within the drainage basin of the Patuxent River reservoirs and the stream valleys of Northwest Branch of the Anacostia River.
- Maintain the recreational, scenic and wilderness qualities along the Patuxent and Hawlings Rivers.

Rural Sanitation

To provide adequate and safe sanitation facilities while protecting the open space concepts of the General Plan:

- Explore solutions to the public health problems due to failing septic systems and prevent other such problems.
- Continue limited access sewer policies.
- Extend water and sewer service only to implement land use recommendations to Village Centers or for public health protection.

Community Identity

To preserve the traditional character of Sandy Spring/Ashton as an historic rural community:

- Encourage the preservation and enhancement of sites and structures of historic and cultural significance.
- Encourage location and design of new structures to complement the older buildings and landscape.
- Protect Sandy Spring's lifestyle of a small community where people have family kinship ties relating to the Quakers and the free Black settlements.

Chapter 3



Whereas Sandy Spring, traditionally considered to be a state of mind, therefore has no geographical boundaries, its interests and concerns extending to the ends of the earth, nevertheless we have a special responsibility for the

Sandy Spring-Ashton region shown on the map that it may, as in the past, be the home community of people of all walks of life.

Just as the trees of our village are known and loved for their stateliness so may our citizens attain to the full measure of dignity as persons and join in neighborly endeavor to maintain and extend the renown of Sandy Spring as a concerned community.



Land Use Plan

CHAPTER 3

LAND USE PLAN

A Land Use Plan is a set of policies to guide physical growth and future development. The Land Use Plan for Sandy Spring/Ashton confirms the area's rural character and seeks to preserve local identity.

The Plan Terminology Map identifies five planning areas:

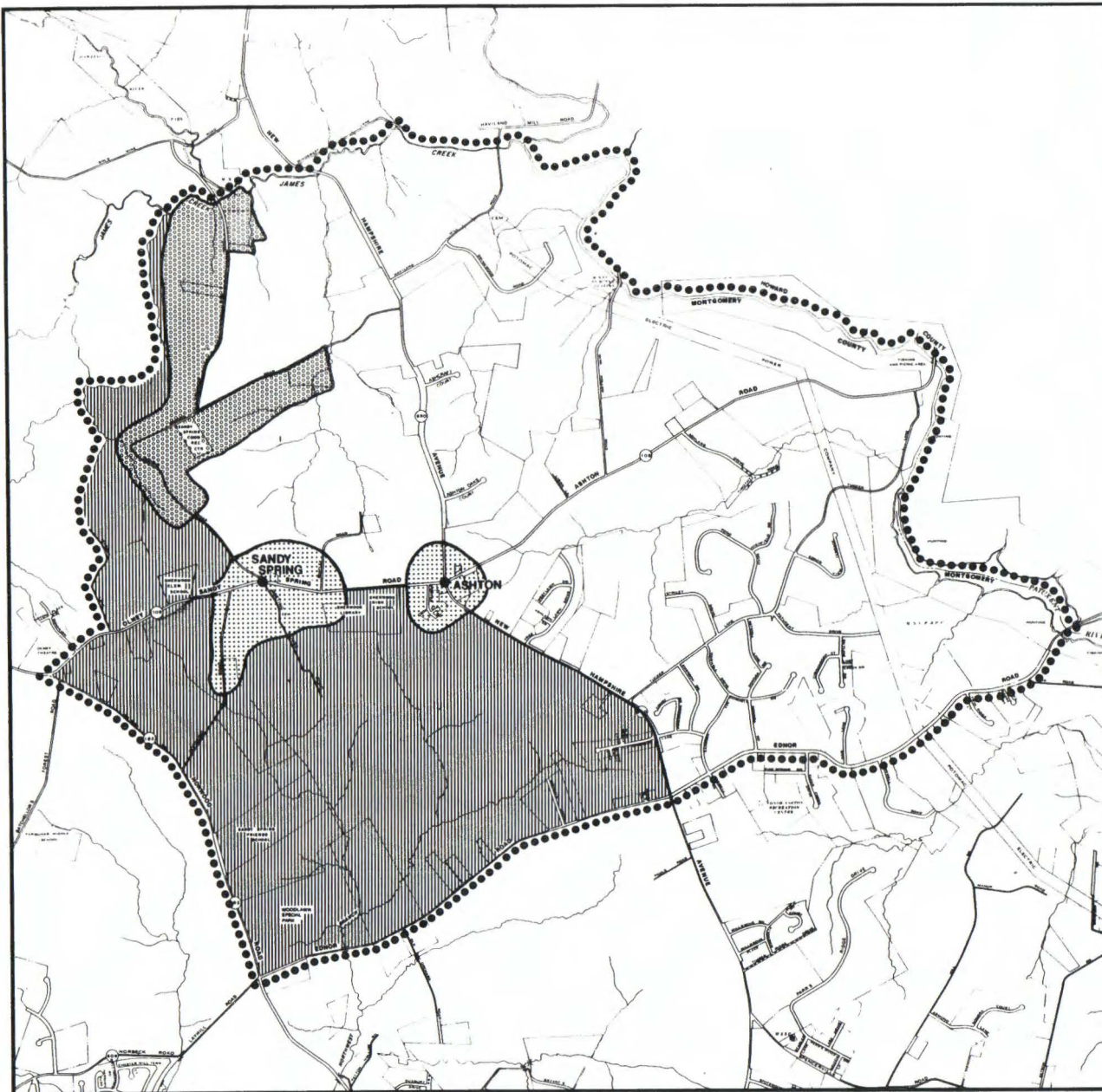
- Sandy Spring Village Center
- Ashton Village Center
- Brooke Road-Chandlee Mill Road Area
- Rural Buffer Area
- Rural/Open Space Area

Generally, the Plan proposes small concentrations of commercial and residential uses in the Sandy Spring and Ashton Village Centers. A limited amount of residential development is recommended in the Brooke Road-Chandlee Mill Road area. Policies for the surrounding areas encourage open space preservation.

LAND USE RECOMMENDATIONS FOR THE SANDY SPRING VILLAGE CENTER

The following points summarize the land use recommendations for Sandy Spring Village Center:

- Provide areas in the Village Center for half-acre residential lots to encourage a mixture of housing types and lot sizes.
- Provide a maximum density of 5 homes per acre on 14.2 acres near the Village Center to allow a low- and moderate-priced housing development.
- Limit commercial development (existing and proposed) to 15 acres or less.
- Encourage design improvements (sidewalks, plantings, rebuilding, renovation) in the commercial area.



PLAN TERMINOLOGY

- Planning Area Boundary
- ▨ Village Centers
- ▩ Brooke Rd.-Chandlers Mill Rd. Area
- ▤ Rural Buffer Area
- Rural / Open Space Area

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING / ASHTON PLAN

Montgomery County, Maryland
November 1980



Preserve the pastoral setting of Meeting House Road by allowing clustering of residential development on surrounding properties.

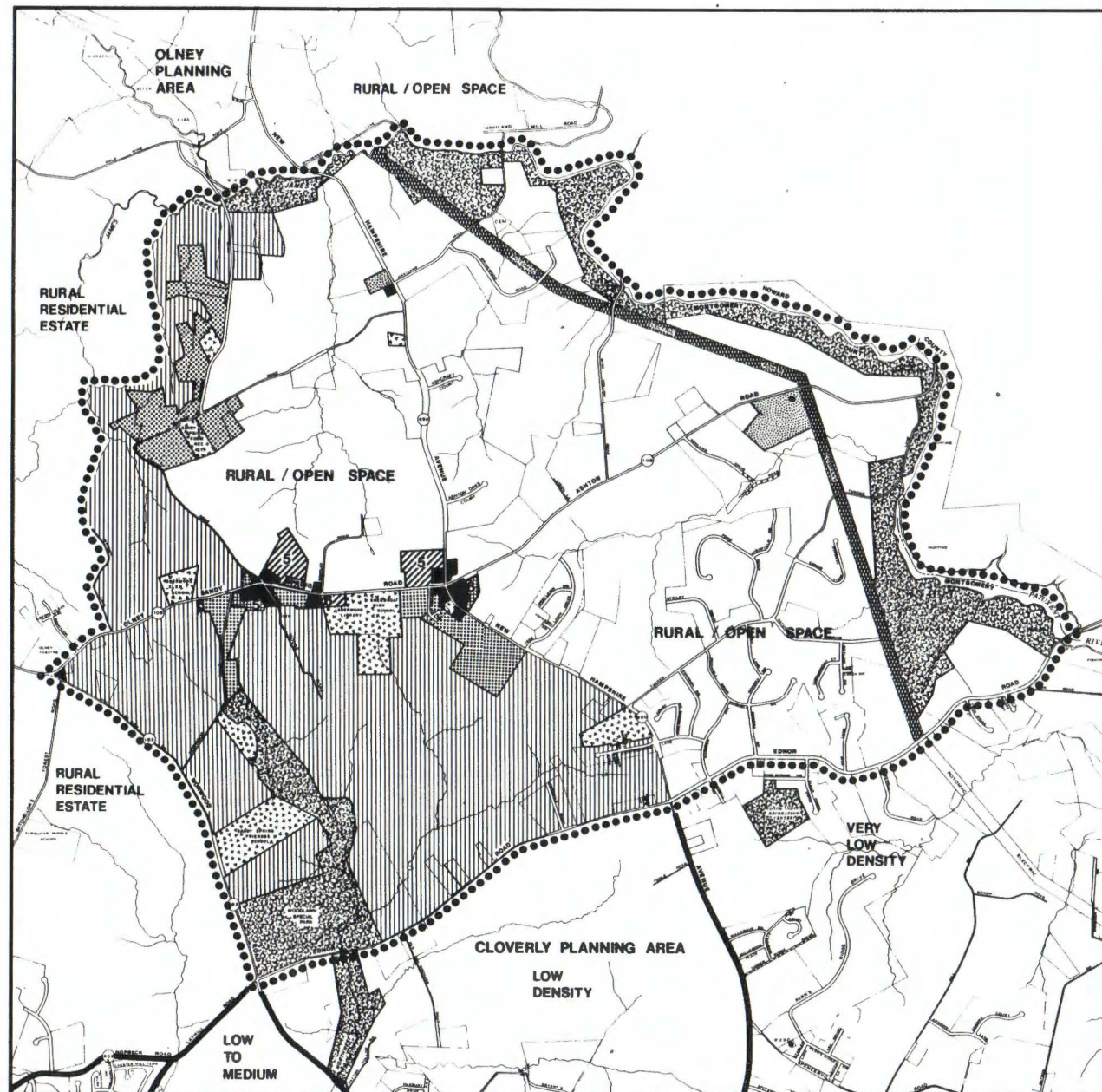
The commercial center of Sandy Spring is at Maryland Route 108 and Brooke Road. The Land Use Plan recommends very little additional commercial acreage in Sandy Spring. Approximately 50,000 square feet of vacant land behind existing stores north of Maryland Route 108 is proposed for commercial use to encourage rebuilding and renovation. Additionally, the Plan proposes commercial development on properties adjacent to existing stores to allow for a small amount of commercial expansion (one-half acre) in accord with the present development pattern.

A gas station at the corner of Bentley Road and Maryland Route 108 is presently a non-conforming use; this means the owner may not substantially improve the property or rebuild if the station is destroyed by fire or other natural disaster. This Plan designates enough commercial acreage to allow the gas station to continue and to allow for limited expansion once the new right-of-way requirements for Maryland Route 108 are met. More intense commercial development would be inconsistent with the village center concept.

The Plan recommends one-half acre residential lots for the properties west of Bentley Road and a continuation of the existing one-half acre residential lots for properties south of Maryland Route 108 east of Meeting House Road.

A major goal of the Plan is to provide a range of housing types to help meet the different housing needs of residents. Sandy Spring has always been characterized by a mix of lifestyles, occupations and income levels. The escalating cost of housing, however, is threatening this diversity and historic character. Single-family detached homes on smaller lots are proposed along both sides of Maryland Route 108, but this recommendation alone is not sufficient to ensure housing that will meet the needs of low- to moderate-income families. Because the land market in Montgomery County is so strong, it is unlikely that lower cost housing will become available through conventional means. For this reason, the Plan supports the proposal by Housing Opportunities Commission (HOC) to build low- to moderate-priced housing in Sandy Spring on the 14.2 acre Patterson tract north of Maryland Route 108.

The Patterson tract is a desirable housing site from a planning perspective for the following reasons:



PROPOSED LAND USE

- Planning Area Boundary
- ▨ Rural, Residential Estate
- ▨ Residential, One Family
- ▨ Residential, Mix of Attached and Detached Units at Density Shown
- ▨ Residential, Townhouses
- ▨ Commercial
- ▨ Institutional
- ▨ Park
- ▨ Rural / Open Space
- ▨ Private Open Space
- ▨ Public Utility

OLNEY MASTER PLAN: SPECIAL STUDY
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SANDY SPRING / ASHTON PLAN

Montgomery County, Maryland
November 1980



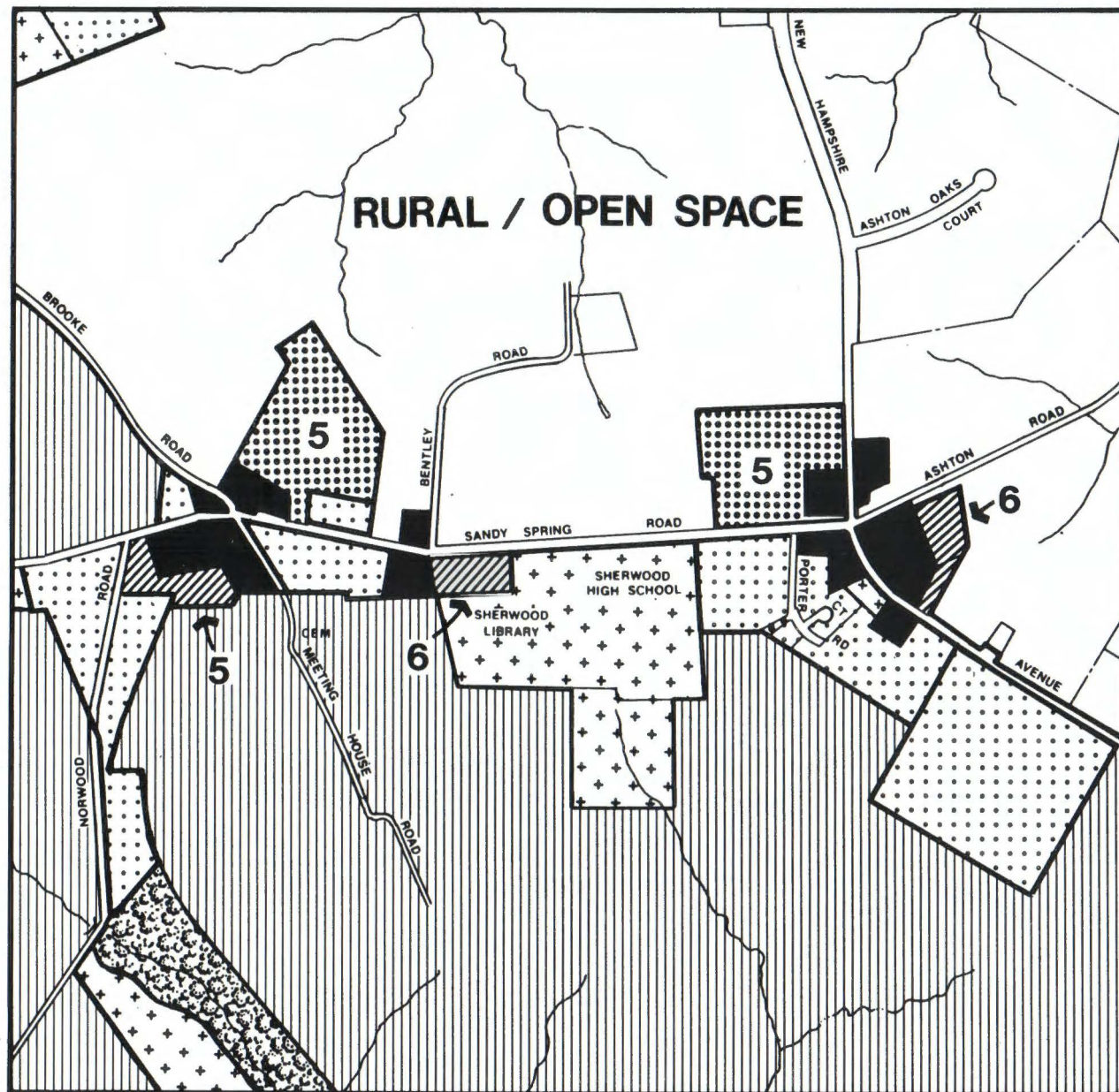
- the site is within walking distance of stores and businesses;
- public transportation is nearby;
- there is direct access to Maryland Route 108.

The Plan proposes a residential density of 5 units per acre for the Patterson tract. The number of houses shall not exceed 60. The Planning Board will review and may reduce the total number of units at time of subdivision to insure the mix of units and site layout is compatible with surrounding land uses, nearby homes, and the rural village concept. The actual mix of housing types (townhouses, duplexes, cottages for the elderly) will also be determined at time of subdivision.⁴ Approval of the site plan will be conditional on HOC meeting several design criteria which would help assure the compatibility of the development to surrounding uses. These criteria would include, but not be necessarily limited to, the following:

- the entrance to the site should be from Maryland Route 108 and should be tree-lined;
- there should be no access to the site from Bentley Road;
- the "panhandle" portion of the site fronting Bentley Road should not be developed;
- to maintain the existing visual character of Maryland Route 108, single-family detached homes should be located on the portion of the site near Maryland Route 108;
- to preserve the setting and character of the Bentley Road area, any attached units proposed by HOC should be screened from Bentley Road residences;
- the site plan should include recreational facilities, a tot lot and a pedestrian connection to Sandy Spring Village Center.

⁴

The County Council intends, that to the extent possible, housing provided on this site by HOC be an ownership program, including cooperative housing.



VILLAGE CENTERS PROPOSED LAND USE

- Rural, Residential Estate
- Residential, One Family
- Residential, Mix of Attached and Detached Units at Density Shown
- Residential, Townhouses
- Commercial
- Institutional
- Park
- Rural / Open Space

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The HOC development is proposed as a community resource. To the maximum extent possible, housing preference should be given to present and former Sandy Spring residents. Many people wish to remain in Sandy Spring/Ashton; the HOC development will provide this opportunity.

The Stull-Dawson-Hawkins properties are located between commercially zoned land and the Patterson tract. Since no additional commercial land is needed, a residential density comparable to the Patterson tract is recommended.

A density of 6 units per acre is also recommended for a 2.8 acre tract of land located west of Sherwood High School.

In other portions of the Village Center, the Plan continues the existing residential land use pattern. This Plan changes the permitted density from 14.5 to 5 units per acre for one site near the intersection of Norwood Road and Maryland Route 108. This lower density allows for a more gradual residential transition from the Village Center and is compatible with other densities in the area.

Residential lots along Norwood Road range in size from one-half to one-acre lots. The Plan confirms this land use pattern.

ASHTON VILLAGE CENTER LAND USE RECOMMENDATIONS

The Land Use Plan for Ashton Village Center:

- Proposes 5 acres of additional commercial development along New Hampshire Avenue south of Maryland Route 108.
- Encourages a planned mix of commercial and residential uses in the north-west corner and reduces commercial acreage from nearly 6 acres to 2 acres.
- Extends the commercial uses along Maryland Route 108 from New Hampshire Avenue to the east side of Porter Road.
- Reflects environmental constraints.

Ashton Village Center lies in three watersheds: the Patuxent, the Hawlings and the Anacostia. The ridge lines between these basins roughly follow New Hampshire

Avenue and Maryland Route 108. The Anacostia Watershed is the only drainage basin with sewerage treatment facilities so all sewage must be carried to this basin (see Proposed Amendment to the Comprehensive Water Supply and Sewerage Systems Plan Map). Servicing development north of Maryland Route 108 and west of New Hampshire Avenue would require pumping stations to "lift" the sewage over ridge lines into the Anacostia Basin. To avoid the need to build costly pumping stations and to minimize development in the environmentally sensitive Hawlings and Patuxent watersheds, the Plan proposes only a limited amount of new development in Ashton Village Center.

Commercial development is channeled along New Hampshire Avenue south of Maryland Route 108 where stores and offices are interspersed with small residential lots. A small amount of commercial expansion should occur in these areas in accord with the present development pattern: small stores fronting New Hampshire Avenue. Parking for these uses should be coordinated and placed in the rear of these structures, if this is feasible.

Commercial uses along New Hampshire Avenue north of Maryland Route 108 consist of a gas station and food store. A portion of the gas station is within the proposed right-of-way of Maryland Route 108. The Plan designates enough additional commercial acreage north of the gas station to allow the owner to relocate if future improvements to Maryland Route 108 disrupt operations.

The northwest corner of the intersection across from the gas station is vacant and nearly 6 acres are zoned for commercial uses. This amount of acreage would allow up to 60,000 square feet of commercial floor area. This level of development is appropriate in more urbanized areas but it is inconsistent with the scale of uses envisioned for a village center. Commercial services of this character are already located in Olney and lower New Hampshire Avenue. The Plan, therefore, recommends only 2 acres of commercial uses at this corner and proposes residential development on the remainder of the property.

Residential land use recommendations for the Ashton Village Center are as follows:

Future development of the 14.6 acres at the northwest corner of New Hampshire Avenue and Maryland Route 108 will affect the character of Ashton Village Center. Now vacant and used as a parking lot, this corner is a key entry point into Ashton. A residential density of 5 dwelling units per acre is proposed for this lot. A Planned

Development (P-D)⁵ at this density would allow a mix of detached homes and townhouses and increase housing diversity in the Village Center. A Planned Development would also encourage an overall plan for both commercial and residential uses at this corner and help assure that future development is compatible with the rural village concept. Planned Development Zones are optional and must be requested by the property owner. To encourage owners of the Hunt property to apply for a PD-5, the Zoning Plan designates the land for a lower density: 2 units per acre. To qualify for more housing units, the owner will have to apply for a PD Zone.

Approval of a Planned Development at 5 units per acre would be dependent on several conditions, including, but not be necessarily limited to, the following:

- detached homes should adjoin existing detached homes;
- parking for commercial area should be buffered from the intersection;
- a mix of attached and detached units should be provided;
- green space should be provided at the intersection of Maryland Route 108 and New Hampshire Avenue.

Properties in the southeast area range in size from 1 to 3 acres. An apartment house is located here and is served by public sewer and water. Environmental factors played an important part in residential land use recommendations for the southeast quadrant. This is an environmentally sensitive area since it is very near the headwaters of a tributary to the Patuxent River. The Patuxent River Basin Water Quality Management Plan specifically recommends that no concentrated development occur in the watershed.

The Plan recommends R-60 (6 units per acre) for 3.5 acres of the southeast area. This density is far less than the present zoning (R-30 or 14.5 units per acre) and would allow a maximum number of 17 units. According to Washington Suburban Sanitary

⁵

A Planned Development Zone is in the nature of a special exception and it allows the developer more site design flexibility than fixed zones. The Planning Board may recommend a Planned Development Zone, but it is up to the developer to apply for it.

Commission (WSSC), public water and sewer service could be provided and water and sewer lateral lines about this corner. WSSC also indicates that a pump station may be required to serve the residential development.

The Plan recommends that a site plan be developed which is concerned with erosion control, stormwater controls for runoff and downstream channel erosion. Adequate buffers must be considered to protect the integrity of streams.

Present zoning regulations do not permit Planned Developments on small tracts of land. If a rural Planned Development zone is adopted, it should be considered for this corner.

The Plan confirms the existing land use pattern of quarter-acre lots in the southwest quadrant of the Village Center and extends commercial development from New Hampshire Avenue to the east side of Porter Road.

The residential land use pattern surrounding the Village Center generally consists of single-family homes on half-acre and quarter-acre lots, farms and rural estates. The Plan recommends continuation of this pattern.

LAND USE RECOMMENDATIONS FOR THE RURAL BUFFER AREA

The purpose of the Rural Buffer area is to provide a transition from more urbanized areas (Olney to the west and Cloverly-Norwood to the south). Many important open space features are located in the rural buffer area including farmland, stream valleys and wooded hillsides. Land use policies in this area:

- Encourage the preservation of open space;
- Limit development in soil unsuitable or only marginally suitable for construction;
- Preserve the rural setting of Sandy Spring/Ashton;
- Provide a rural entry to the Village Centers;
- Encourage preservation of historic buildings and their environs.

The open space area south of Maryland Route 108 and west of New Hampshire Avenue is proposed for 2-acre minimum lot sizes. Stream valleys of the Northwest Branch of the Anacostia River and steep hillsides in this area pose many development constraints. According to the Planning Board's environmental analysis, most of the soils close to the stream are unsuitable or only marginally suitable for construction.

Rural buffer policies emphasize a low density, open space entry into the Village Centers. New Hampshire Avenue is the main entry to Ashton. Commercial uses and residential subdivisions are located along lower New Hampshire Avenue. To strengthen the transition from these suburban uses to the Ashton Village Center, a buffer area of low density residential development along New Hampshire Avenue (north of Ednor Road) is proposed. [A rural entry to Ashton will strengthen the Village Center's identity by sharpening the contrast between the village and surrounding rural areas. The existing zoning for this area would allow one-half acre residential lots; this Plan reduces this half acre zoning to a 4 parcel area, consisting of approximately 33 acres, located south of the Village Center and extending along the west side of New Hampshire Avenue to the intersection with Tree Lawn Drive. This zoning could allow for development on the west side of New Hampshire Avenue similar in character to that seen on the east side.

An open space buffer is also proposed along Maryland Route 108 between Olney and Sandy Spring to preserve a rural entry and to maintain the identity of Sandy Spring as a separate and distinct community. A residential density of 1 dwelling unit per 2 acres would maintain the needed visual and physical break from denser development.

LAND USE RECOMMENDATIONS FOR THE RURAL/OPEN SPACE AREA

The Rural/Open Space area includes portions of the Hawlings and upper Patuxent River drainage basins. Because this is an environmentally sensitive area, strict attention must be paid to conservation and sensitive land use measures.

Land use policies in the Rural/Open Space area:

- Protect the surface water quality in the Hawlings River and T. Howard Duckett Reservoir (formerly known as Rocky Gorge), which serves as the drinking water supply for parts of Montgomery and Prince George's Counties;
- Limit development on soils unsuitable or only marginally suitable for construction;
- Provide for controlled low intensity passive recreation (fishing, unpowered boating and hunting) use;
- Protect the Hawlings River and T. Howard Duckett Reservoirs from increased sediment loadings which could result from excess development in the watershed;

- Avoid areas with seasonal high-water table and do not build within the ultimate 100-year floodplain;
- Protect open space resources such as farmland and woodlands.

The area north of Maryland Route 108 and east of New Hampshire Avenue is recommended for 1 dwelling unit per 5 acre residential densities. This policy is consistent with the Patuxent River Basin Water Quality Management Plan, April 1974, which recommends "the area from T. Howard Duckett Reservoir to the Frederick County line be classified as being under preservation status and rural conservation." The Patuxent River border area between Howard County and Montgomery County is planned as a limited use area (no concentrated residential development).

Several farms are located in the area proposed for 5-acre rural densities (see Community Resources Map). These farms are interspersed with subdivisions and development pressures are mounting. Unlike Olney, where there are thousands of acres of contiguous farmland, there is not much potential for maintaining a large working farm community in Sandy Spring/Ashton. However, the Plan does encourage the continuation of farming.

This Plan recommends rural clustering to allow small farms to continue while still permitting some residential development. Clustering would allow homes to be built on a portion of the property (40 percent) and the remaining land could remain in farming or be used for private recreation. Two tracts of land are not being recommended for rural clustering: the Porter tract and the Miller tract. For a full discussion of rural zoning recommendations, see Implementation Chapter.

LAND USE RECOMMENDATIONS FOR THE BROOKE ROAD-CHANDLEE MILL ROAD AREA

The land use policies for the Brooke Road-Chandlee Mill Road area are as follows:

- Maintain the existing character of the neighborhood;
- Increase housing choice and stock;
- Respect development constraints imposed by poor soils and steep slopes;
- Encourage rehabilitation and renovation of substandard housing.

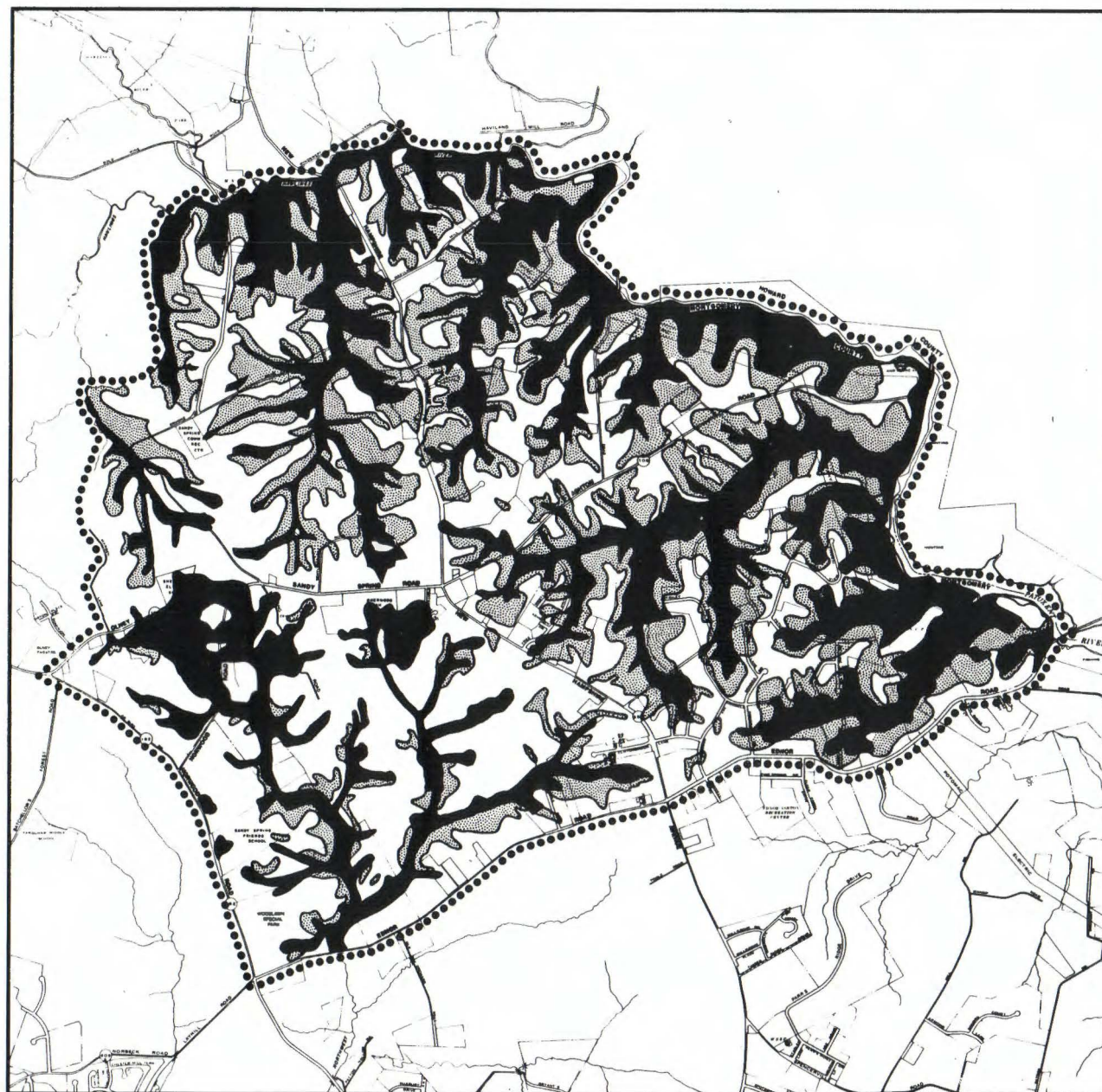
Although this area consists mainly of standard, well-built homes, the Brooke Road-Chandlee Mill community exhibits several problems associated with older, rural communities. According to a County housing condition survey conducted in this community, 43 substandard homes were found to be beyond rehabilitation. Many substandard units in the Brooke Road-Chandlee Mill Road area are mobile homes, some of which are occupied by residents whose families have owned the land for generations. These 21 scattered mobile homes never qualified for rehabilitation loans in the past because all scattered site mobile homes (except farm tenant units) were considered illegal housing units by the County. In August 1978, Montgomery County Council amended the County Housing Standards to include mobile homes as recognized dwelling units. Mobile home owners are now eligible for rehabilitation loans and grants to bring their units up to health and safety standards or replacement loans to replace dilapidated units with new ones. The Plan encourages the rehabilitation of substandard units, replacement of units that cannot be economically rehabilitated and supports the removal of severely dilapidated, vacant units. Keeping the existing housing stock in good condition is a critical factor in maintaining and strengthening the Brooke Road-Chandlee Mill Area.

Several single-family detached and mobile home structures are substandard due to age, faulty construction and inadequate facilities for waste disposal. Some units have no indoor plumbing or approved water supply and/or waste disposal systems. The County is working to improve these conditions.

The County Department of Housing and Community Development has designated the Brooke Road-Chandlee Mill Road Area (in addition to a portion of Norwood Road and the commercial area along Maryland Route 108) a "Neighborhood Strategy Area" (NSA). The NSAs are eligible for Community Development Block Grant funds for housing rehabilitation, public improvements and related social services.

The Department of Housing and Community Development has prepared a "Sandy Spring NSA Community Development Strategy" document that identifies needs and goals, history of community activities, scheduled projects and funding sources.

The Brooke Road-Chandlee Mill Road area is characterized by ties of kinship and a strong sense of community. The availability of affordable housing is essential to the neighborhood's survival since many of the residents cannot afford large lot, rural estates.



ENVIRONMENTAL COMPOSITE

- Planning Area Boundary
- Slight Limitations (No Factors)
- ▨ Moderate Limitations (One Factor)
Steep Slope Or 20'-50' Overburden
Thickness
- Severe Limitations (Multiple Factor)
Steep Slope And/Or Shallow
Bedrock And Alluvium

OLNEY MASTER PLAN: SPECIAL STUDY
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SANDY SPRING/ ASHTON PLAN

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The Plan recommends smaller lots (half-acre) and scattered mobile homes to provide a needed source of low- and moderate-priced housing. A realistic analysis of the land's capabilities for septic systems helped determine the boundaries of the area proposed for half-acre lots. Merely rezoning land to allow smaller lots will not address all the housing needs in the area. Soil conditions will prevent some land from being subdivided and market conditions could still make even mobile homes too expensive for some families, but half-acre zoning will at least offer the opportunity to subdivide.

The Plan also recommends that the parcels now zoned Neighborhood Commercial (C-1) be rezoned to reflect existing residential uses.

A portion of the Brooke Road-Chandlee Mill Road area is characterized by poor soils, steep slopes, and floodplains. The Environmental Composite Map of severely limiting soils locates likely problem areas for waste disposal and water supply systems. To protect these environmentally sensitive areas, low density residential uses are proposed (2 acre lots). In more suitable areas for development (uplands and ridges), half-acre lots are recommended. While this policy may produce some increase in density, the area is on suitable soils and slopes for septic approval and is far enough away from the stream valley to afford some protection to the Patuxent River watershed.

The Plan proposes that single-wide mobile homes be special exception uses in the portion of the Brooke Road-Chandlee Mill Road community proposed for half-acre lots. Double-wide mobile homes are a permitted use in most residential areas but only RMH-200 allows single-wide mobile homes as special exception uses. Mobile home parks would be inconsistent with the Plan and the zoning ordinance. All mobile homes located in Brooke Road-Chandlee Mill Road would have to meet the same development standards (setback, acreage and side yard requirements) of conventional single-family homes.

Chapter 4

Transportation Plan



CHAPTER 4

TRANSPORTATION PLAN

HIGHWAY PLAN

The purpose of the highway plan is to designate the roads required to meet regional, subregional, and local travel demands.

The traffic volume information for roads in the Study Area is shown on the Traffic Volume Map. Roads and streets in the Study Area are adequate to handle these traffic volumes.

REGIONAL ACCESS

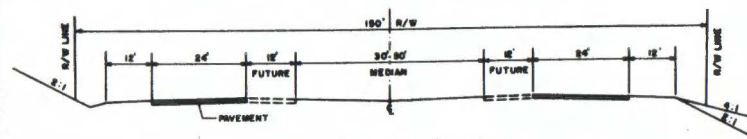
The Study Area is served by three major highways: Olney-Sandy Spring Road (Maryland Route 108), Norwood-Doctor Bird Road (Maryland Route 182) and New Hampshire Avenue south of Ashton (Maryland Route 650). Although these roads are classified as major highways, none is constructed to major highway design standards (see Highway Cross Sections illustration). Even though this Plan emphasizes a low density, rural land use pattern in the Study Area, traffic volumes along all major highways are likely to increase. This is because much of traffic on these highways is generated by commuters from Howard County and Olney who use the road system for access to Washington, Silver Spring and Rockville.

Maryland Route 108 Improvements

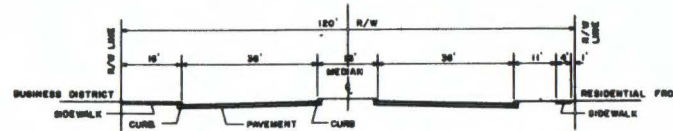
Because it is an important east-west traffic corridor, Maryland Route 108 (between Georgia Avenue and the Howard County line) is listed in the Maryland Twenty Year Highway Needs Study for ultimate construction to a 150 foot wide, 4-lane divided highway. The Maryland State Highway Administration has not scheduled any widening improvements in its 5-year program. However, property owners along Maryland Route 108 must respect the 150 foot right-of-way when they build.

A 150 foot right-of-way is incompatible with the scale of Sandy Spring and Ashton Village Centers. Many buildings (22) would be affected and pedestrian movement through the Village Centers would be hampered. Several alternative schemes to provide east-west access were studied by the Planning Board Transporta-

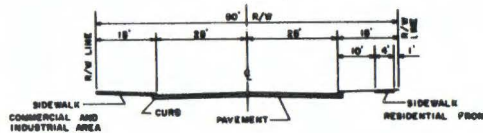
HIGHWAY CROSS SECTIONS



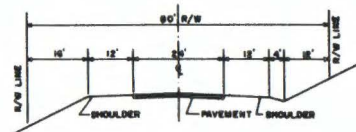
CONTROLLED MAJOR HIGHWAY



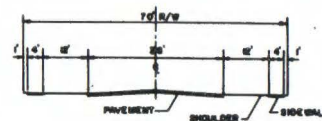
MAJOR HIGHWAY



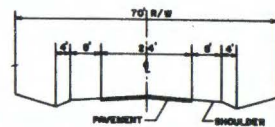
ARTERIAL HIGHWAY (URBAN)



ARTERIAL HIGHWAY (RURAL)



PRIMARY RESIDENTIAL (URBAN)



PRIMARY RESIDENTIAL (RURAL)

tion staff early in the planning process. These alternatives were presented to residents. The objective of the alternatives was to improve east-west access while preserving the rural character of Sandy Spring/Ashton. However, the alternative alignments were found to be not feasible or desirable because of potential cost, adverse impact, and/or design and safety aspects.

The Plan recommends that the right-of-way along Maryland Route 108 be reduced to 80 feet between the Howard County line and Doctor Bird Road to accommodate a two-lane rural arterial highway, thereby preserving the rural character of the Sandy Spring and Ashton Village Centers. This recommendation assumes the completion of the Intercounty Connector which will divert east-west traffic from Maryland Route 108. If an alternative east-west thoroughfare is not developed and traffic volumes on Maryland Route 108 reach unacceptable levels, the Planning Board may have to re-analyze this recommendation.

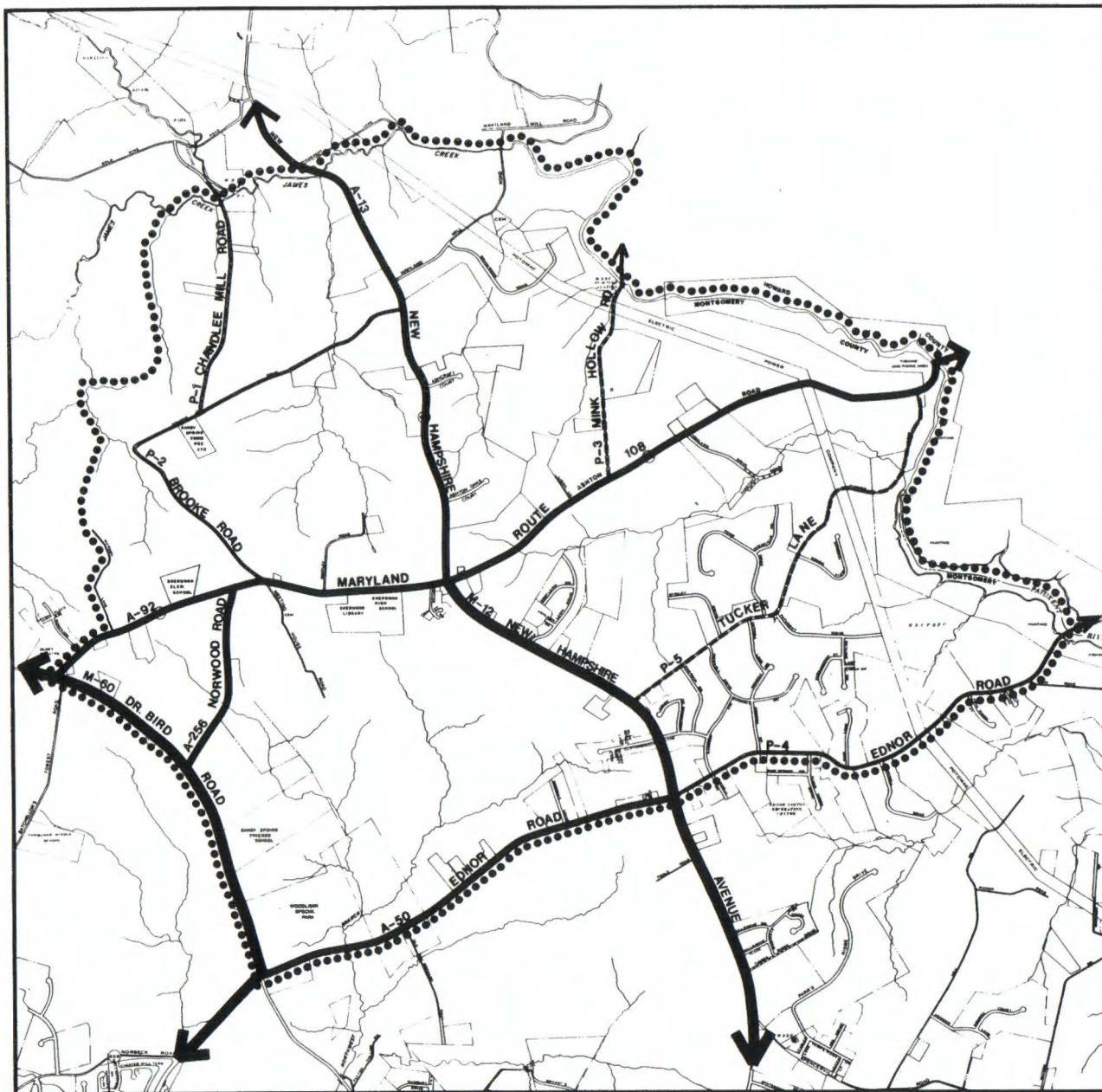
New Hampshire Avenue Improvements

New Hampshire Avenue, south of Maryland Route 108, is classified as a major highway with a 120 foot right-of-way. The segment of New Hampshire Avenue north of Spencerville Road is listed in the Twenty Year Highway Needs Study as a non-critical, 2-lane reconstruction project with ultimate widening to a 4-lane divided highway. This Plan recommends protection of this right-of-way but does not encourage early widening of New Hampshire Avenue north of Ednor Road.

Traffic projections indicate additional capacity on New Hampshire Avenue north of Spencerville Road will probably not be needed if the Intercounty Connector is constructed. Interchanges at Georgia Avenue and Columbia Pike will divert cross-county traffic that now uses parallel roads to the Intercounty Connector.

SUBREGIONAL ACCESS

The arterial highway network connects the major highways and provides subregional access from residential areas to major highways. Arterials include New Hampshire Avenue north of Maryland Route 108, a section of Norwood Road, and Ednor Road between New Hampshire Avenue and Norwood Road. None of these roads are built to the design standards for arterials but traffic volumes are low. There are no programs to widen any of the arterial roads. Traffic projections indicate that the



PROPOSED HIGHWAY PLAN

..... Planning Area Boundary

HIGHWAYS:

	EXISTING	PROPOSED
Major Highway		
Arterial Highway		
Primary Residential		

MAJOR HIGHWAYS (100-Foot Right-of-Way)

M-12 New Hampshire Avenue — Md. Rt. 108 to Ednor Road
M-60 Dr. Bird Road/Norwood Rd. — Md. Rt. 108 to Ednor Road

ARTERIALS (80-Foot Right-of-Way)

A-12 New Hampshire Avenue — Windcroft Lane to Md. Rt. 108
A-50 Ednor Road — Norwood Rd. to New Hampshire Ave.
A-92 Maryland Rt. 108 — Dr. Bird Rd. to Howard County Line
A-258 Norwood Road — Md. Rt. 108 to Dr. Bird Road

PRIMARY ROADS (70-Foot Right-of-Way)

P-1 Chandee Mill Rd. — Brooke Rd. to James Creek
P-2 Brooke Rd. — New Hampshire Ave. to Md. Rt. 108
P-3 Mink Hollow Rd. — Md. Rt. 108 to Howard County Line
P-4 Ednor Road — New Hampshire Ave. to Howard Co. Line
P-5 Tucker Lane — New Hampshire Ave. to Md. Rt. 108

Note: Primary road alignments are dashed lines. Final alignments will be determined and additional primary roads may be required at time of subdivision.

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existing 2-lane roadways can satisfy future traffic demand.

The Department of Housing and Community Development is using Block Grant funds to construct a sidewalk on Norwood Road from Quaker Lane to the Sandy Spring Village Center for safer pedestrian access.

LOCAL ACCESS

Local access in the Study Area is provided by primary roadways. The location of primary roads on Master Plans is merely to identify a need (a desire line). Precise alignments are determined at the time of subdivision. In Sandy Spring/Ashton, the primary road network is composed of Ednor Road (east of New Hampshire Avenue), Brooke Road, and Chandlee Mill Road. Only Chandlee Mill Road is constructed to primary road design standards (see Proposed Highway Plan).

The Plan designates Tucker Lane and Mink Hollow Road as primary roads. They are the major subdivision "through" streets, and as further development occurs, they will see an increased traffic demand. Classifying them as primary roads will allow for sufficient right-of-way to improve the vertical and horizontal alignments, thereby providing greater safety to motorists and pedestrians.

Brooke Road

The Plan recommends that Brooke Road be classified as a primary residential street. Any improvements to Brooke Road should not occur until they are needed. Brooke Road along with Chandlee Mill Road will then provide the northwest quadrant of the Study Area with an adequate circulation system. The realignment of the Brooke Road/Maryland Route 108 intersection to Norwood Road was included in the 1966 Olney and Vicinity Master Plan to provide better sight distance and to have adequate right-of-way for reconstructing Brooke Road to primary standards. The Plan deletes the realignment of Brooke Road to Norwood Road because a less expensive alternative was more desirable.

TRANSIT PLAN

The Washington Metropolitan Area Transit Authority (WMATA) is responsible for the construction and operation of a region-wide rapid rail and bus transit system. The

Plan endorses the completion of the Metrorail system to Glenmont. The WMATA schedule calls for 1,800 park-and-ride spaces at this location.

Improvements to the major and arterial highway network leading to the Glenmont Station will provide better accessibility for both automobiles and buses. However, the possibility of a higher level of transit service directly to the station from Sandy Spring/Ashton will require substantial subsidies. This is unlikely to occur given the continuation of the rural, low density development being sought by the community.

The Plan recommends utilizing the transit system that is being planned for Olney which recognizes the need for access to the Glenmont Station via feeder buses to residential neighborhoods, Metrobus regional service, and fringe parking facilities. In addition, the Cloverly Master Plan explores the utility of fringe parking lots at which auto riders can shift to transit or form carpools.

BIKEWAYS

There are no bikeways planned for Sandy Spring/Ashton. The 1980 Master Plan of Bikeways, Montgomery County recommends an interconnected system of bikeways to serve County-wide recreation and transportation needs. The Plan recommends the construction of a Class II bikeway along New Hampshire Avenue between Spencerville Road and Brighton Dam Road. A Class II bikeway calls for a restricted right-of-way designated by striped pavement marking or by a physical barrier and signing for the exclusive or semi-exclusive use of bicycles, on a roadway.

The Approved and Adopted Olney Master Plan recommends several new bikeways which would serve the Study Area:

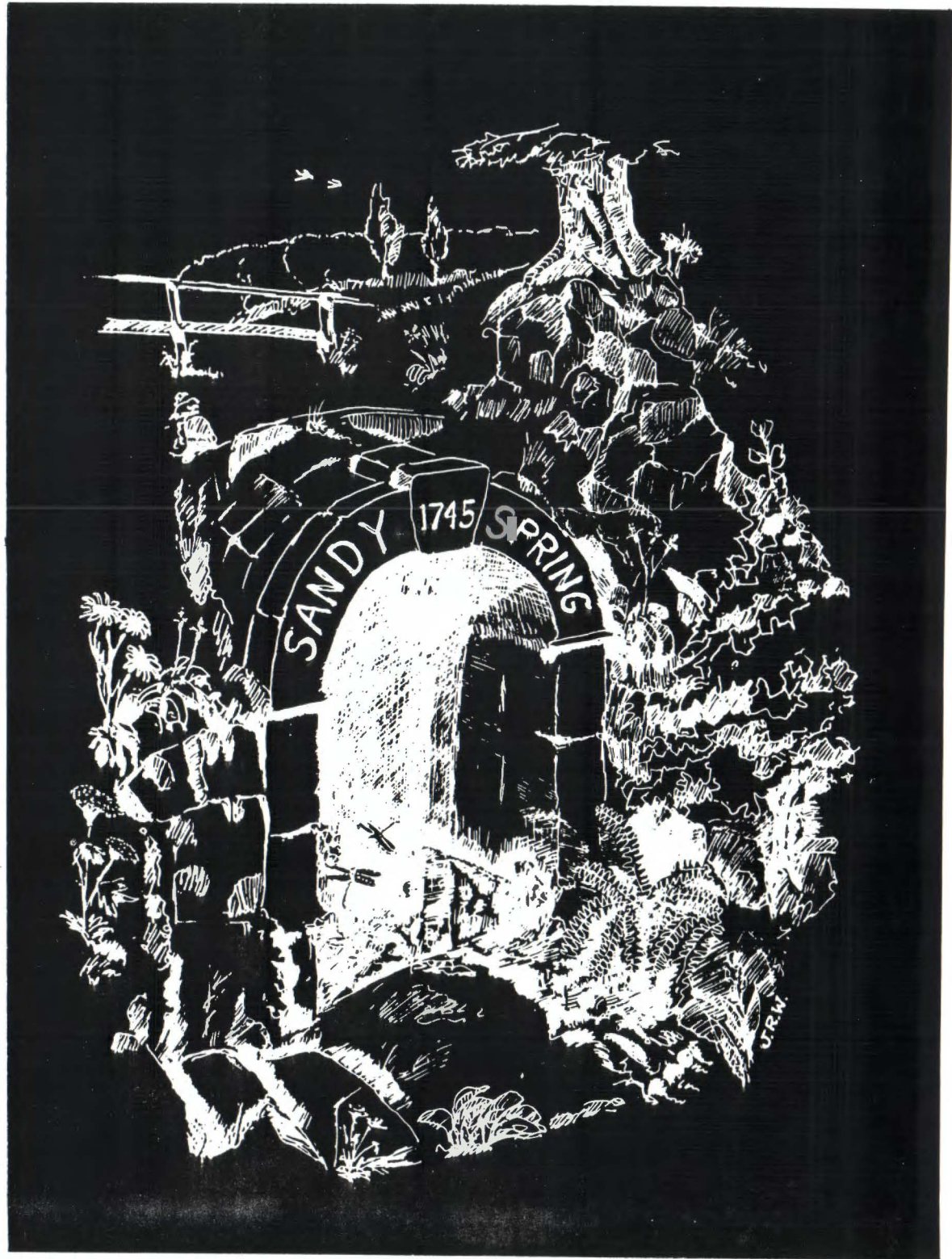
- New Hampshire Avenue (Maryland Route 650) to Maryland Route 108 via Chandlee Mill and Brooke Roads. This bikeway will permit access by bikers to the Hawlings River Park, Sandy Spring Annex (community center) and Sherwood Elementary and High Schools.
- Maryland Route 108 between Georgia Avenue and New Hampshire Avenue (Maryland Route 650). This bikeway will permit access by bikers to the Village Centers, Sherwood Elementary and High Schools, and Ashton. It is planned beyond 10 years by the Maryland State Highway Administration (SHA). This route may be modified in accord with the final recommended alternative alignment for Maryland Route 108.

The Sandy Spring/Ashton Special Study Plan recommends several new bikeways to provide a more comprehensive bikeway system within the Study Area:

- Norwood Road from Layhill Road to Brooke Road. This bikeway would permit access by bikers to Woodlawn Special/Historical Park, Sandy Spring Friends School, and Village Centers.
- Tucker Lane to New Hampshire Avenue. This bikeway will permit access by bikers to the Patuxent River Watershed Conservation Park.

Chapter 5

Sandy Spring Village Center - Maryland Route 108 Design Study



CHAPTER 5

SANDY SPRING VILLAGE CENTER/MARYLAND ROUTE 108 DESIGN PLAN

One of the major design issues in the Village Center is the sensitive planning for improvements to Maryland Route 108. The Design Concept Plan for Sandy Spring Village Center concentrates on this issue.

The major components of the Design Concept Plan include:

- Vehicular Circulation and Access
- Parking
- Sidewalk Improvements
- Historic Character
- Development Opportunities

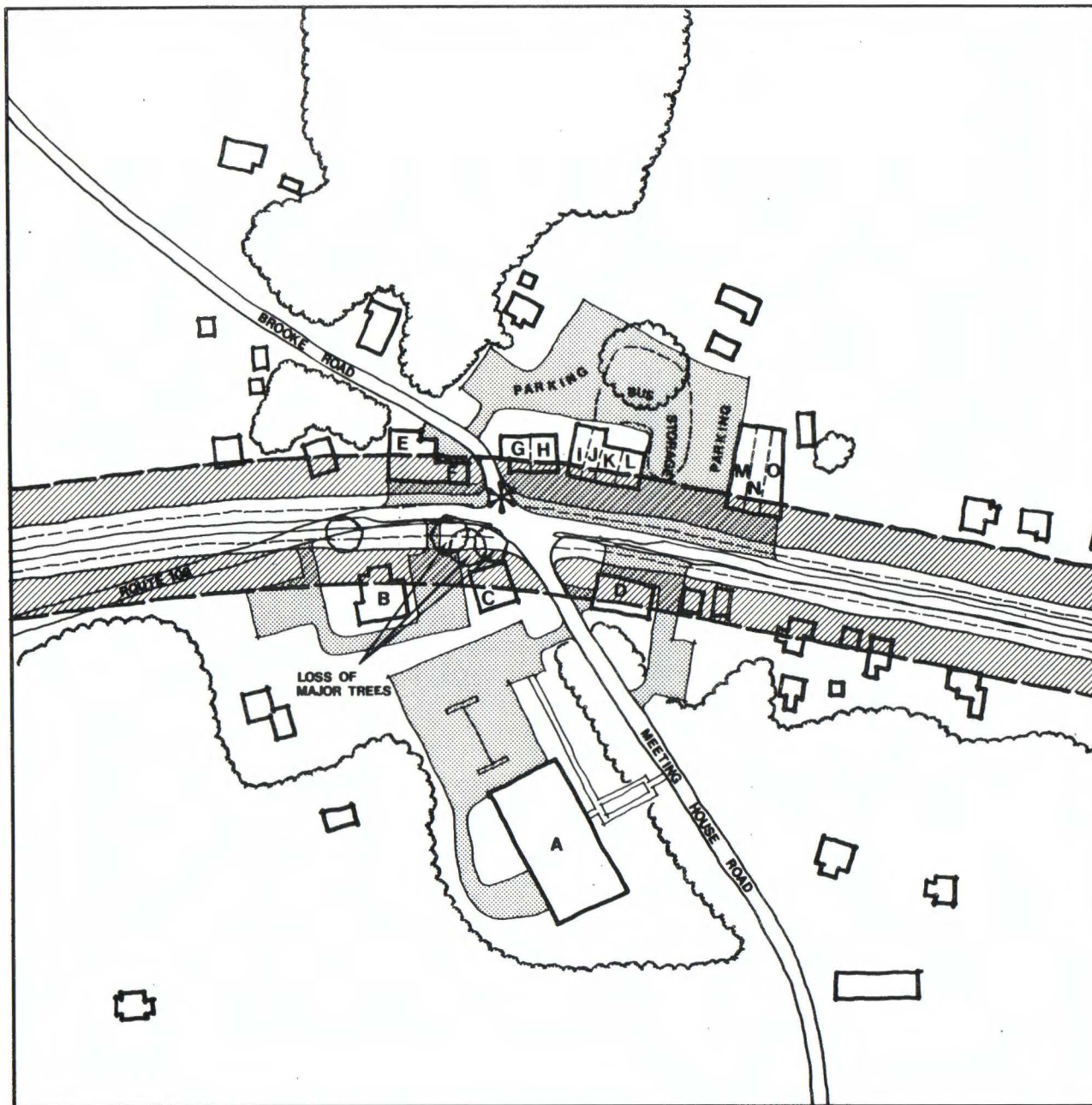
Vehicular Circulation and Access

The character of the Village Center will be strongly influenced by the future of Maryland Route 108. When there is a need to improve Maryland Route 108, the Plan recommends a two-lane roadway (24 feet of paving) within an 80-foot right-of-way. This recommendation assumes the completion of the Intercounty Connector (see Transportation Plan Chapter for discussion of this recommendation). The 80 foot right-of-way would allow existing businesses to remain and expand.

Existing trees have a major impact on the rural scale and character of the Village Center. Large trees create a pleasant atmosphere and contribute greatly to Sandy Spring's visual appearance. Any improvements to Maryland Route 108 (both long term and short term) should strive to preserve the scale of Sandy Spring by saving the trees.

Parking

Parking is located in front of the businesses on the north side of Maryland Route 108. The charter bus service uses the area in front of the business to "gas-up" and restricts sight-distance. The existing gravel parking lot adjacent to the charter bus service is used primarily to store parked buses or buses waiting to be repaired. This restricts the utilization of the remainder of the parking lot for adjacent businesses.



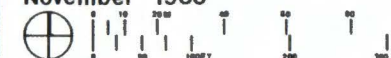
SANDY SPRING VILLAGE CENTER EXISTING CONDITIONS

-  Parking & Driveway
-  150 Ft Right of Way
-  Existing Trees
-  Hazardous Intersection
- A** Insurance Company
- B** Sandy Spring Bank
- C** Sandy Spring Bank
- D** Fire House
- E** Sandy Spring Store
- F** Post Office
- G** Dawson Charter Service
- H** Residential
- I** Maryland Electric
- J** Restaurant
- K** Residential
- L** Dawson Charter Service
- M** Columbia T.V. Service
- N** Sandy Spring Veterinarian
- O** His & Hers Haircuts

OLNEY MASTER PLAN: SPECIAL STUDY

SANDY SPRING/ ASHTON

Montgomery County Maryland
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The proposed Design Concept illustration shows the relocation of the bus repair facility to the rear of the property where it can operate more effectively without conflict with car traffic or parking. By doing this with minimum expense, the existing gravel lot will be made available for customer parking and open up the potential for retail expansion.

The Plan allows parking off Brooke Road to serve the Sandy Spring Store as well as the Sandy Spring Post Office. This would provide more parking for stores without creating a major conflict with vehicular traffic along Maryland Route 108.

Sidewalk Improvements

If the vehicular circulation, access and parking improvements are implemented as discussed, it will be both possible and desirable to improve the core area of the Sandy Spring Village Center with new sidewalks, trees, landscaping, lighting, and benches. It might also be possible to construct a mini-park adjacent to Meeting House Road to commemorate the origins of Sandy Spring with a statue, fountain, or other appropriate improvements.

Historic Character

Improvements to the Village Center should be consistent with historic land use patterns. Strip commercial development, which is oriented to the automobile and usually results in great expanses of parking lots in front of stores, would alter the character of Sandy Spring. A village center should allow easy pedestrian access and movement. Stores should provide services to local residents and be of a scale compatible with the rural crossroads community.

The preservation of historic structures will provide a link to Sandy Spring's past. The Friends Meeting House and Bloomfield House are located in or near the Village Center. Any development of the Village Center should be considerate of these structures and their historic character.

Development Opportunities

With the circulation, parking and sidewalk improvements will come a new awareness of Sandy Spring. With this enlightened image could then come the opportunity for expansion of the existing businesses, particularly the Sandy Spring Restaurant. In addition, these improvements will encourage the use of the Village Center by both existing residents as well as by residents of new developments either planned or under way.

TABLE I
SANDY SPRING VILLAGE CENTER/MARYLAND ROUTE 108
DESIGN PLAN RECOMMENDATIONS

PROJECT	IMPLEMENTATION STRATEGIES	COMMENT
COMMERCIAL DEVELOPMENT		
1. General Commercial	Zoning	Extend commercial zoning to the rear of existing structures to encourage rebuilding, renovating, and improving parking conditions.
2. General Commercial	Zoning	To zone non-conforming gasoline station to allow owner to modernize and conform with the zone.
RESIDENTIAL DEVELOPMENT		
1. Mix of housing types		
a. Patterson Tract	HOC Housing Development	The Plan endorses the Housing Opportunities Commission efforts to construct a maximum of 60 units on this site. A mix of attached and detached dwellings is proposed within walking distance of Village Center.
b. Stull-Hawkins-Dawson Properties	Zoning	Rezone properties to allow 5 dwelling units per acre.
c. Canby-Ligon	Zoning	Rezone property to allow 5 dwelling units per acre.
d. Lansdale	Zoning	Rezone property to allow 6 dwelling units per acre.
2. Single-family	Zoning Code Enforcement McHip Assistance (Montgomery County Housing Improvements Program)	Encourage future improvements and redevelopment of residential properties.
CIRCULATION		
Reduce right-of-way of MD Route 108	Minimize the impact of a major highway.	Encourage relocation of perpendicular parking.
DESIGN FEATURES		
	Private Development	Relocate the existing parking along MD Route 108 to an improved parking lot between the existing Dawson Charter Service and Columbia T.V. Service.
	Private Development	Relocate the Dawson Charter Service to the rear of the property.
	Private Development	Preserve the existing trees within the right-of-way.
	Community Development Block Grant Funds County bond (CIP) monies, Small Business Administration (SBA)	Improve the core area of Sandy Spring with new sidewalks, landscaping, lighting, benches, etc.; all done to scale in keeping with the rural atmosphere now present.

SANDY SPRING VILLAGE CENTER DESIGN CONCEPT

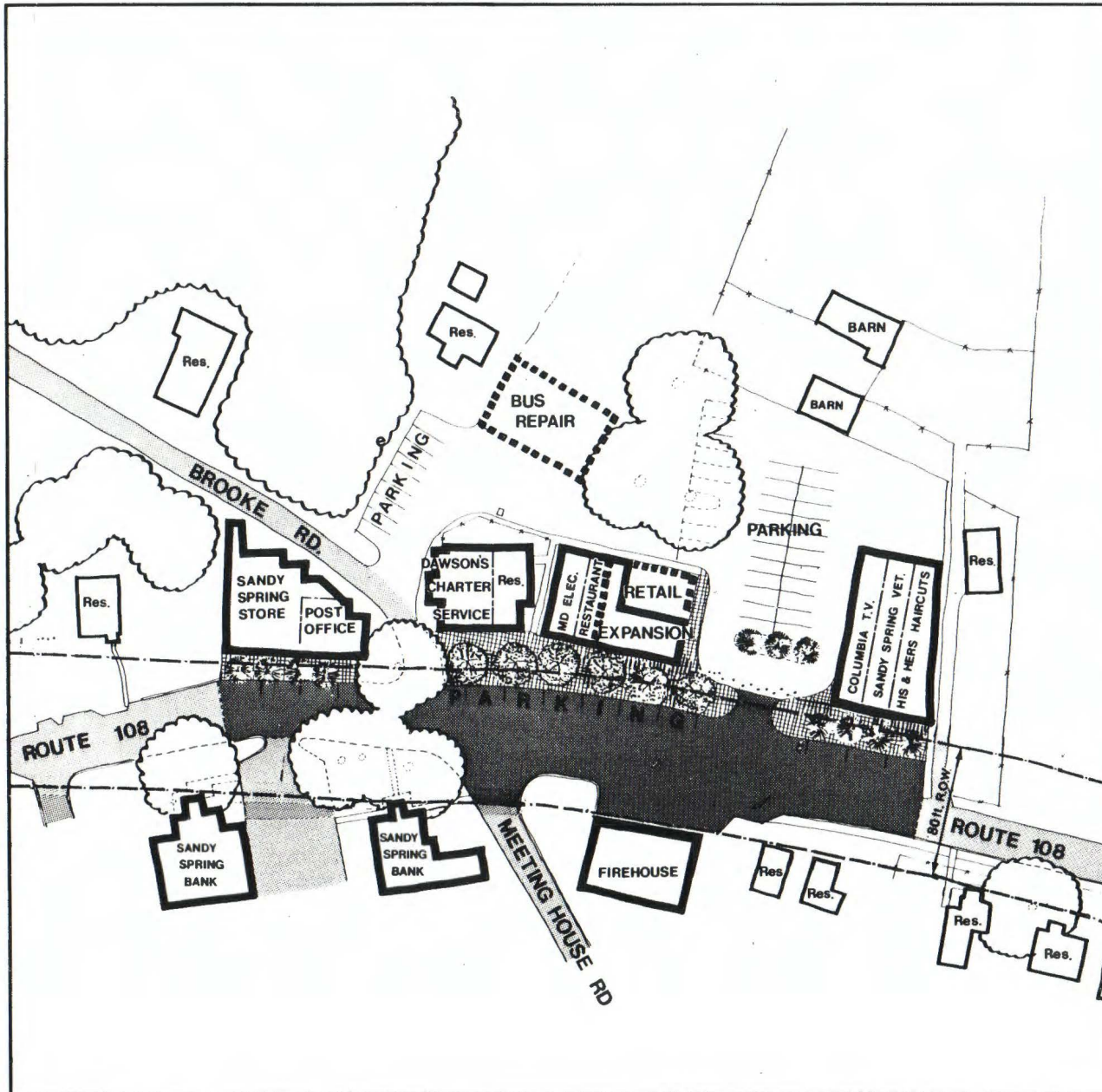
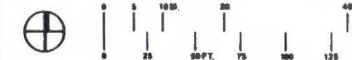
-  Existing Paving
-  New Paving
-  New Sidewalks
-  Development Opportunities
-  Existing Trees
-  New Trees

OLNEY MASTER PLAN: SPECIAL STUDY

SANDY SPRING / ASHTON

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Chapter 6

Community Resources Plan



Originally the Lyceum, the cultural and social center of the **Sandy Spring** community, the **Community House** was built in 1858 by a number of persons desiring to improve their minds while tending to their farms."* Altered in 1927 and subsequently enlarged, today the Community House retains its traditional functions, as the first home of the fledgling 9th grade, Sandy Spring Friends School, and cradle of the First Day School since 1922. It continues to fill intellectual and spiritual needs offering unique hospitality and warmth to all.

*Annals of Sandy Spring.

CHAPTER 6

COMMUNITY RESOURCES PLAN

The Community Resources Plan establishes the framework for the planning of various community services and facilities which promote the social and cultural needs of the individual as well as contribute to the stability and enhancement of the community. For purpose of the study, the term "Community Resources" is defined as public facilities (the library, community center, schools, recreational facilities and parks) and historic resources.

Schools

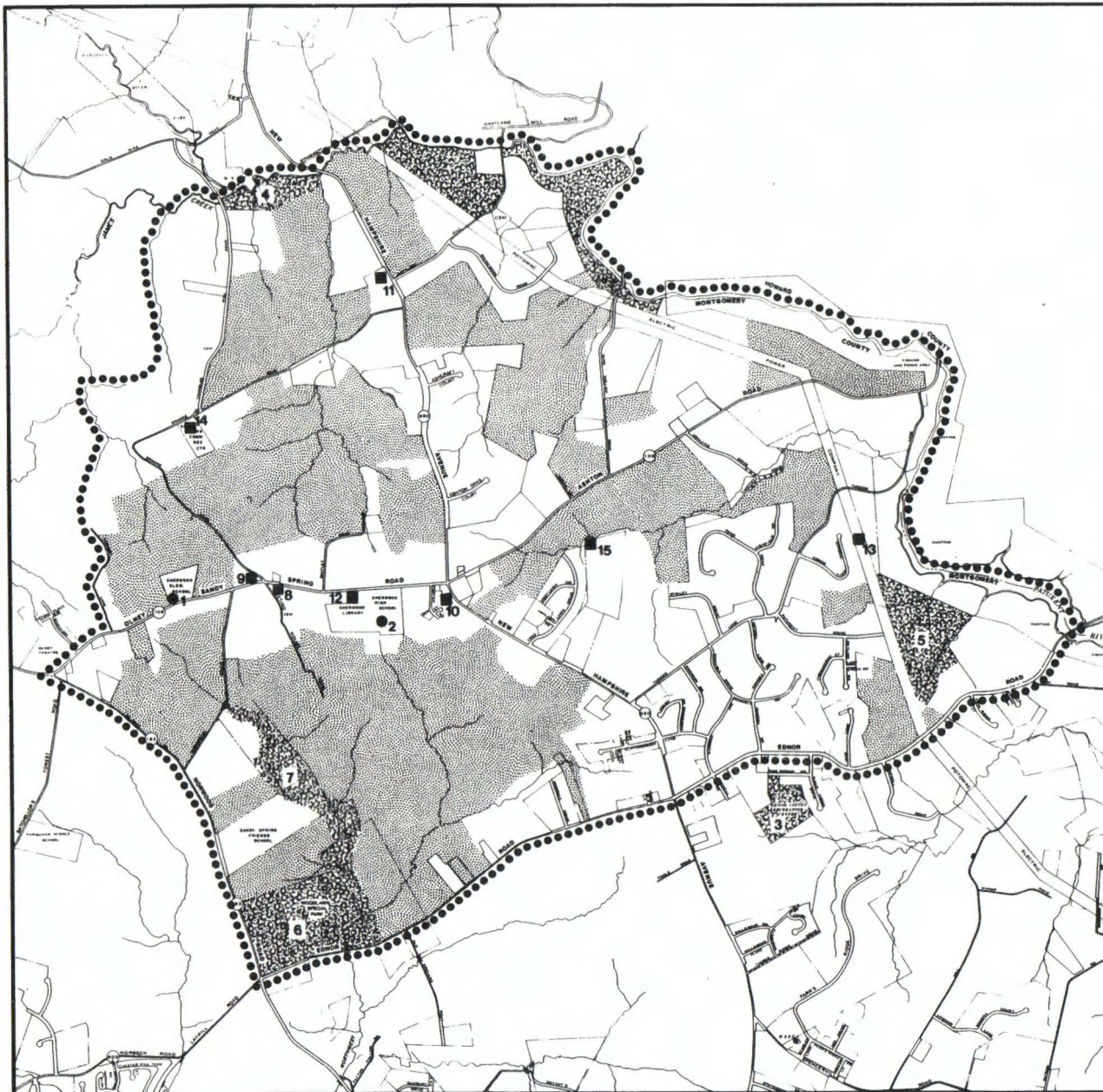
There are seven public schools and one private school serving the residents of Sandy Spring/Ashton. However, Sherwood Elementary School, Sherwood High School, and Sandy Spring Friends School (private boarding day school) are the only schools located inside the Study Area (see Community Resources Map). Projected new residential development in the Study Area and in adjacent areas served by the schools is not expected to provide significant additional enrollment.

Library

The Sherwood Branch Library, established in 1842, occupies a structure near the High School. It once served as a meeting house and school for the Society of Friends (Quakers). Sherwood Library is scheduled to close when the new Olney Library facility is completed near the Georgia Avenue and Maryland Route 108 intersection. The Planning Board will assist the County Office of Planning and Capital Programming in determining alternative uses for the Sherwood Library building.

Park and Recreation Facilities

Since 1968, the former Sandy Spring Elementary School on Brooke Road has served as a community center. It provides recreation, transportation, nutrition, health, legal, tax/financial and human services to community members ranging from pre-schoolers to elderly. Beginning in 1978, the Community Development Block Grant has funded many improvements to the Center which are essential to bringing the facility into compliance with health and safety codes. Renovation and upgrading of the facility by the County Department of Housing and Community Development will insure its continued viability as an community facility.



COMMUNITY RESOURCES

- Planning Area Boundary
- Working Farms

- Existing Schools
 1. Sherwood Elementary School
 2. Sherwood High School

Existing and Proposed Parks

- M.N.C.P.C. Facilities
 3. Ednor—Local Park
 4. Hawlings River Stream Valley Park
 5. Patuxent River Watershed Conservation Park
 6. Woodlawn Special Historic Culture Park
 7. Northwest Branch Stream Valley Park Unit 7
- STATE of MARYLAND and W.S.S.C. properties

Other Existing Facilities

- 8. Sandy Spring Fire Station
- 9. Sandy Spring Post Office
- 10. Ashton Post Office
- 11. Brinklow Post Office
- 12. Sherwood Library
- 13. PEPCO Power Line
- 14. Sandy Spring Community Center
- 15. Sewage Pumping Station

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING/ ASHTON PLAN

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The Ednor Local Park (adjacent to the Study Area) serves the residents in the eastern part of the Study Area. When use of this park reaches capacity, completion of acquisition and local park development of a portion of Northwest Branch, Unit 7, just above Ednor Road, should occur. Summer playground and winter sports programs are offered at Sherwood Elementary and Sherwood High Schools.

The M-NCPPC has developed a plan for the renovation of the historic Woodlawn Mansion located in the northeast quadrant of the Norwood Road-Ednor Road intersection for use as a small conference center. This early 19th century mansion is surrounded by stately trees, and beautiful boxwoods, along with a four-story barn dating from 1832. Part of the 82-acre site is now used to stable and care for the M-NCPPC Park system's patrol horses.

According to the adopted 1978 Parks, Recreation and Open Space Plan (PROS) published by M-NCPPC, Hawlings River, Patuxent River and Northwest Branch Parks are proposed for conservation purposes in the Study Area. M-NCPPC is acquiring the Patuxent River Watershed Conservation Park to protect the Patuxent and Hawlings River watersheds. The park will include only limited areas of development such as playground equipment, hiker-biker trails, and picnic facilities with shelters and restrooms. The County will also acquire additional acreage in the Northwest Branch Stream Valley Park located in the southwest quadrant of the Study Area. Development of the park may include bridle paths, picnic areas and hiker-biker trails. The Hawlings River Stream Valley Park will also be unintensively developed. These parks will ultimately serve the entire County.

The Washington Suburban Sanitary Commission (WSSC) owns the property adjacent to the Patuxent River in order to protect the T. Howard Duckett Water Supply Reservoir. A fishing and non-power boating area is located where Ednor Road crosses the reservoir.

Patuxent State Park is also partially located within the Study Area. The State owns property along the Hawlings River east of Haviland Mill Road and a portion of the property along the Patuxent River north of the WSSC property. The State also plans to acquire the land along the Patuxent River north of the WSSC property.

Historic Resources

The Sandy Spring/Ashton area is very fortunate to retain many remainders of its early history (see Historic Sites Map and Index). Many of the historic resources include

fine 18th Century Quaker homesteads that were the center of various events. These sites were built and occupied by succeeding generations of Quaker families. However, several of the Study Area's historic resources have been lost due to development pressures, neglect, fire, and abandonment.

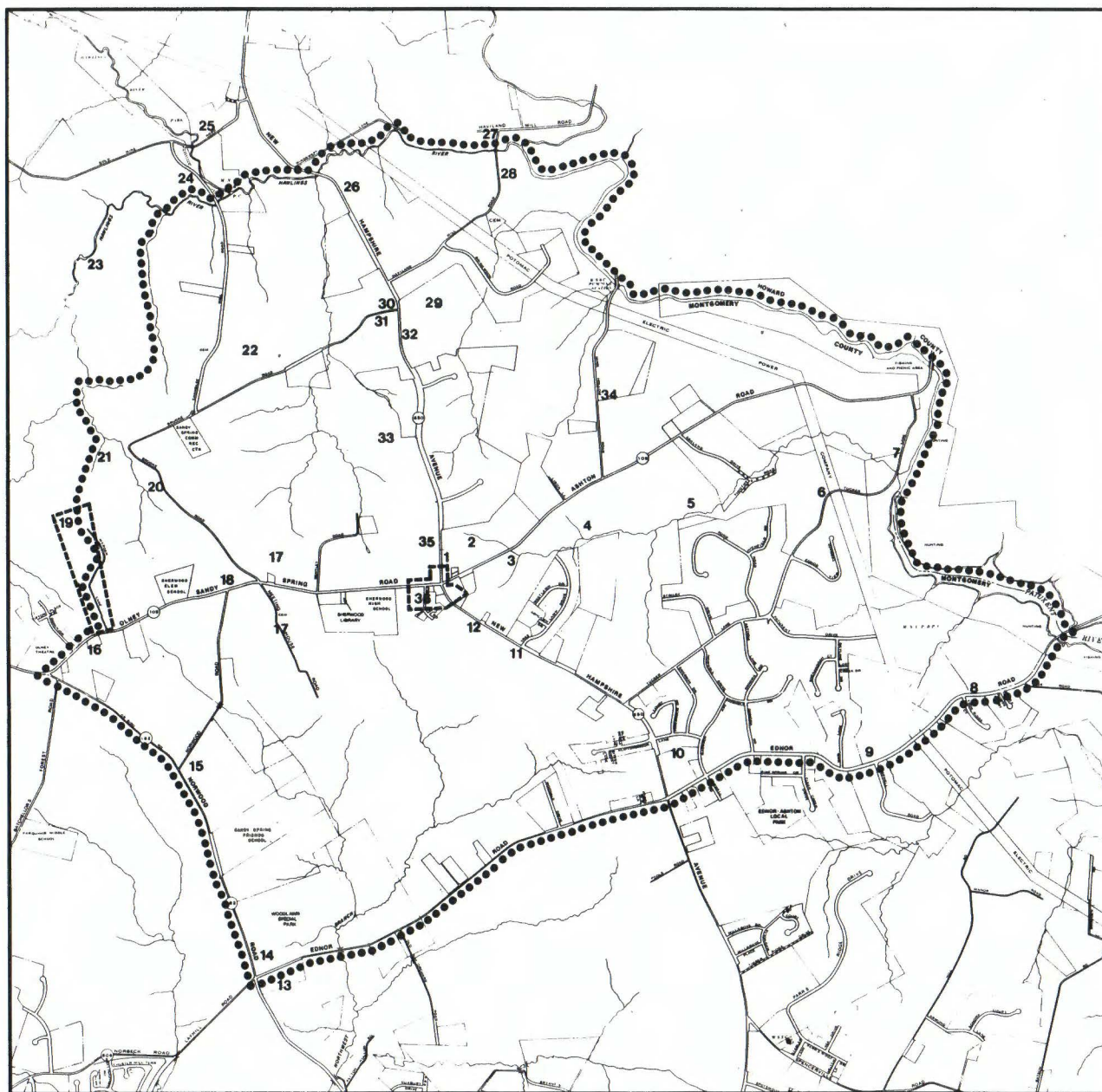
The Planning Board has developed a Master Plan of Historic Sites and Districts for Montgomery County and an ordinance for the regulation and preservation of the historic resources listed on the Plan. The following Sandy Spring/Ashton historic resources are included in the Historic Preservation Plan:

- Clifton, built in 1740, located on New Hampshire Avenue near Ednor Road is the oldest residence in the Study Area and one of the oldest homes in Montgomery County. It is listed on the National Register of Historical Places.
- Sandy Spring Friends Meeting House, built in 1817, is a large, Flemish bond, brick, Federal-styled Quaker Meeting House. It is listed on the National Register of Historical Places.
- Sharp Street Methodist Church, built in 1863 and rebuilt in 1923, located on Maryland Route 108 west of Norwood Road, is one of the oldest Black congregations in Montgomery County. It is a country Gothic frame building that has been covered with a brick veneer in recent years.

The Plan recommends that other historic resources in the Study Area, after additional research and evaluation, be considered for inclusion in the County-wide Master Plan for Historic Preservation. The Historic Preservation Commission has the responsibility for evaluating nominations to the Master Plan for Historic Preservation and making recommendations to the Planning Board in this regard. The Commission also reviews applications for work permits involving major alteration or demolition of historic resources.

The Plan recommends that the Commission determine the boundaries of the Sandy Spring Historic District. The buildings and sites within the Sandy Spring Historic District, as identified in the County Atlas of Historic Sites, merit special attention. In addition to several historic buildings, the District includes the "Sandy Spring."

The Plan recommends that the Commission also determine the boundaries of the Free Negro Settlement.



HISTORIC SITES

- Planning Area Boundary
- Historic District
- 22 Historic Site

NOTE: Historic Resources Shown On Locational Atlas And Index Of Historic Sites

OLNEY MASTER PLAN: SPECIAL STUDY
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SANDY SPRING / ASHTON PLAN

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The Plan endorses the efforts of local citizens concerned with historic resources (districts and sites) within the Study Area. The citizens are completing a comprehensive interdisciplinary survey to identify all of the resources of historic, architectural and archeological significance within defined geographic boundaries (i.e. north, Brighton Dam Road from Howard County to east of Brookeville; east, Patuxent River; south, north of Ednor Road to Norwood Road; and west, Prince Philip Drive). Listing in the National Register is a key step in the protection of the unique cultural qualities of Sandy Spring/Ashton. In addition, the Community Development Block Grant has funded a Black Oral History Study.

Identifying historic structures is an important task but, it is equally important that historic settings be maintained. The Plan proposes that new development be clustered away from historic structures especially along Meeting House Road to protect the setting of Friends Meeting House and nearby homes.

The historic sites are listed below and are referenced (by number) to the historic sites locational map on the opposite page.

Sandy Spring/Ashton Historic Sites Map Index

1. Stabler (Phillip T.) Ruins
2. Noll (Adam) Log House
3. Ebenezer Church & Cemetery
4. Tanglewood
5. Ashland Brook
6. Willow Spring Farm
7. Rawlings Mill House
8. Brown (Thomas T.) House
9. Kinnard (Richard) House
10. Clifton*
11. Cherry Grove
12. Ingleside
13. Snowden Manor
14. Woodlawn
15. Norwood
16. Pen-Y-Bryn

17. Sandy Spring Historic District (includes Sharp Street Methodist Church,* Bloomfield House, John Bentley House, Cloverley House, Friends Meeting House,* Auburn House, and the Harewood House, and the "sandy spring") to be examined by the Historic Preservation Commission.
18. Avalon
19. Marden Lane Houses
20. Free Negro Settlement (to be examined by the Historic Preservation Commission)
21. Sharon
22. Chandlee Farm
23. Della Brooke
24. Chandlee Miller's House
25. Riverton
26. Grove Hill
27. Stabler (George)
28. Riverside
29. Springdale
30. Brinklow Post Office
31. Mary Chandlee
32. Crain's Content
33. Pierce (George E.)
34. Ashton Acres Farm
35. Mount Airy
36. Ashton

Source: Locational Atlas and Index of Historic Sites in Montgomery County, Maryland, The Maryland-National Capital Park and Planning Commission, October 1976.

* Sites included in the 1979 Master Plan for Historic Preservation, Montgomery County, Maryland.

Chapter 7



Implementation

CHAPTER 7

IMPLEMENTATION

Implementation of the Sandy Spring/Ashton land use and design recommendations will involve a number of different public programs for guiding and controlling private development. This chapter sets forth the major public controls and programs necessary to realize the Plan recommendations and objectives.

ZONING PLAN

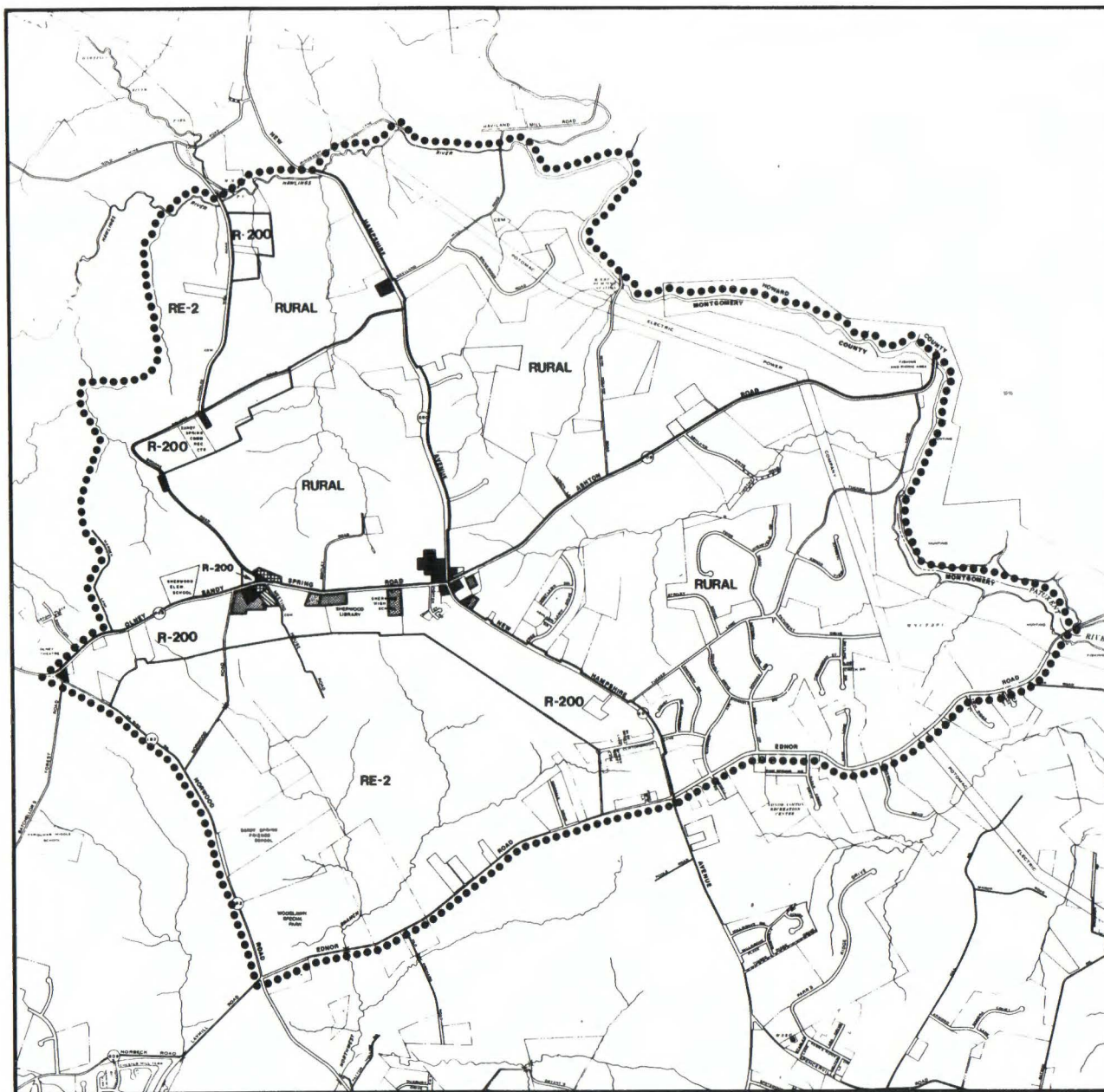
A plan may propose the type and density of land use but the Plan's recommendations can only be implemented through the zoning process. The Montgomery County Zoning Ordinance establishes a number of zones which permit either residential, commercial or industrial uses at varying densities. The Zoning Plan shows the proposed zoning classifications for the Sandy Spring/Ashton area. Table II describes the permitted uses in each classification.

Rural Cluster Zone

The rural portion of Sandy Spring/Ashton is now zoned for 5-acre minimum lot size. This Plan recommends re-zoning of the rural open space area to Rural Cluster Zone. The Rural Cluster Zone establishes an overall density of 1 dwelling per 5 acres but requires that homes be grouped on only 40 percent of the parcel. The remaining 60 percent of the land could remain in farming or be used for private recreation.

The Zoning Plan proposes two exceptions to the Rural Cluster Zone:

- The Plan recommends 5-acre residential lots for the 171-acre Porter property located near the intersection of Brooke and Chandlee Mill Roads. Since the Porter property has progressed so far through the preliminary subdivision process, it would cause substantial hardship for the owner to develop the property under the new subdivision regulations.
- The same policy applies to the 87-acre Miller property located between Tucker Lane and Maryland Route 108 in Ashton. There is a subdivision plan for recordation for the property. According to Montgomery County farm experts, the property has no agricultural value except as a forest. A cluster form of development is not required.



EXISTING ZONING

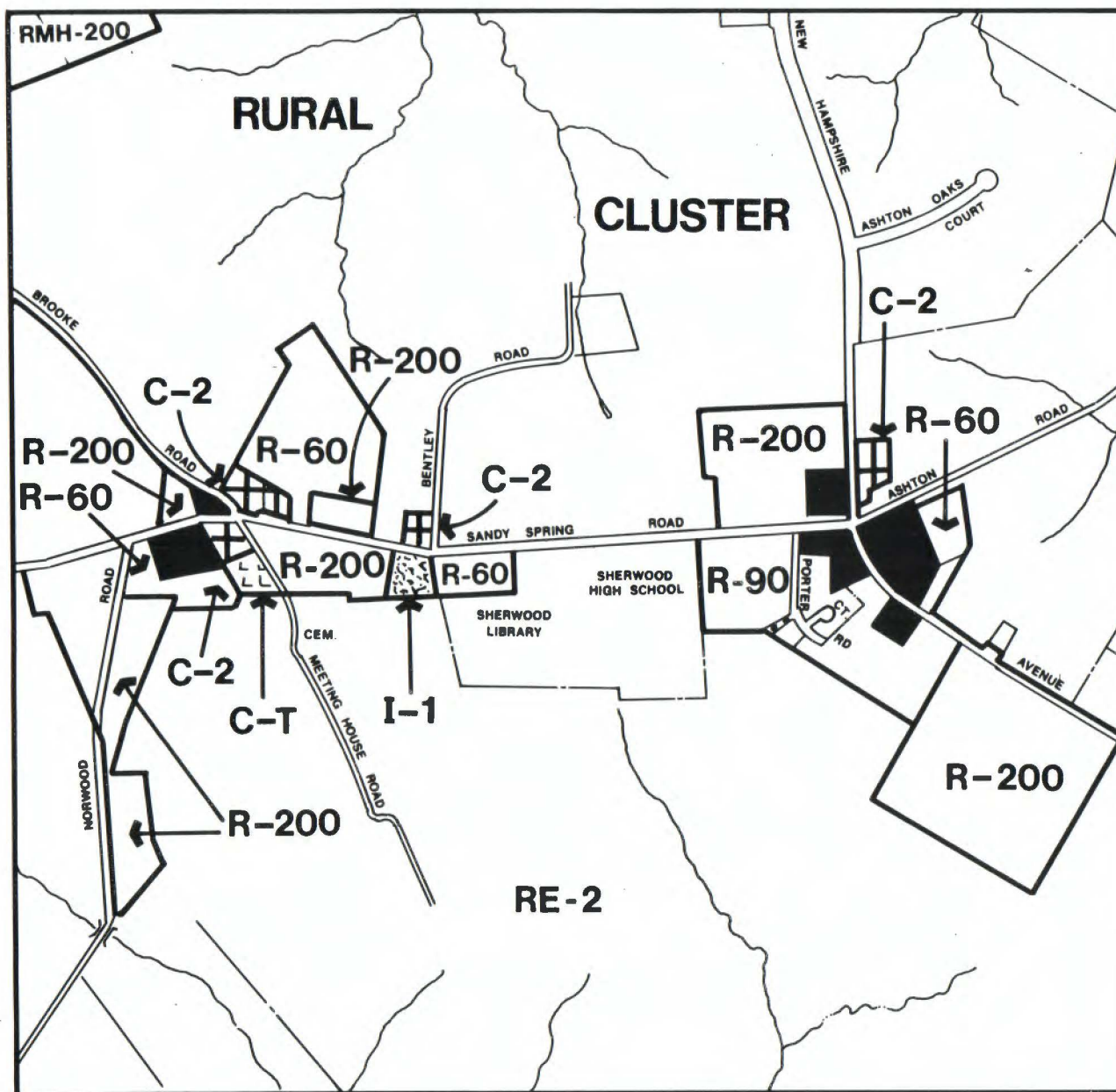
- Planning Area Boundary
- RURAL Rural Zone (5-Acre Lots)
- RE-2 Residential Estate (2-Acre Lots)
- R-200 One Family Detached (1/2-Acre Lots)
- Multi-Family (R-30) 14.5 DUs per Acre*
- Commercial Transitional (C-T)
- Local Commercial (C-1)
- General Commercial (C-2)
- Light Industrial (I-1)
- *Dwelling Units

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING/ ASHTON PLAN

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VILLAGE CENTERS PROPOSED ZONING

RC	Rural Cluster (1 Lot per 5 Acres)
RURAL	Rural Zone (5 Acres Lots)
RE-2	Residential Estate (2 Acre Lots)
R-200	One Family Detached (2000 sq. ft.)
RMH-200	Residential, Mobile Home Option (RMH-200)
R-90	One Family Detached (9000 sq. ft.)
R-60	One Family Detached (8000 sq. ft.)
	General Commercial (C-2)
	Local Commercial (C-1)
	Commercial Transitional (C-T)
	Light Industrial (I-1)

OLNEY MASTER PLAN SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING/ ASHTON PLAN

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Recommended Modifications to the Montgomery County Zoning Ordinance Text

The Sandy Spring/Ashton Plan is part of the Olney Master Plan. The Olney Master Plan proposes the following change to the Zoning Ordinance text that would help implement the land use recommendations for Sandy Spring/Ashton.

- A Rural Village Zone to facilitate the orderly expansion of rural communities and to allow the mix of residential lot sizes and commercial uses that characterize rural settlements. This zone would help implement the land use recommends for Sandy Spring/Ashton.

WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

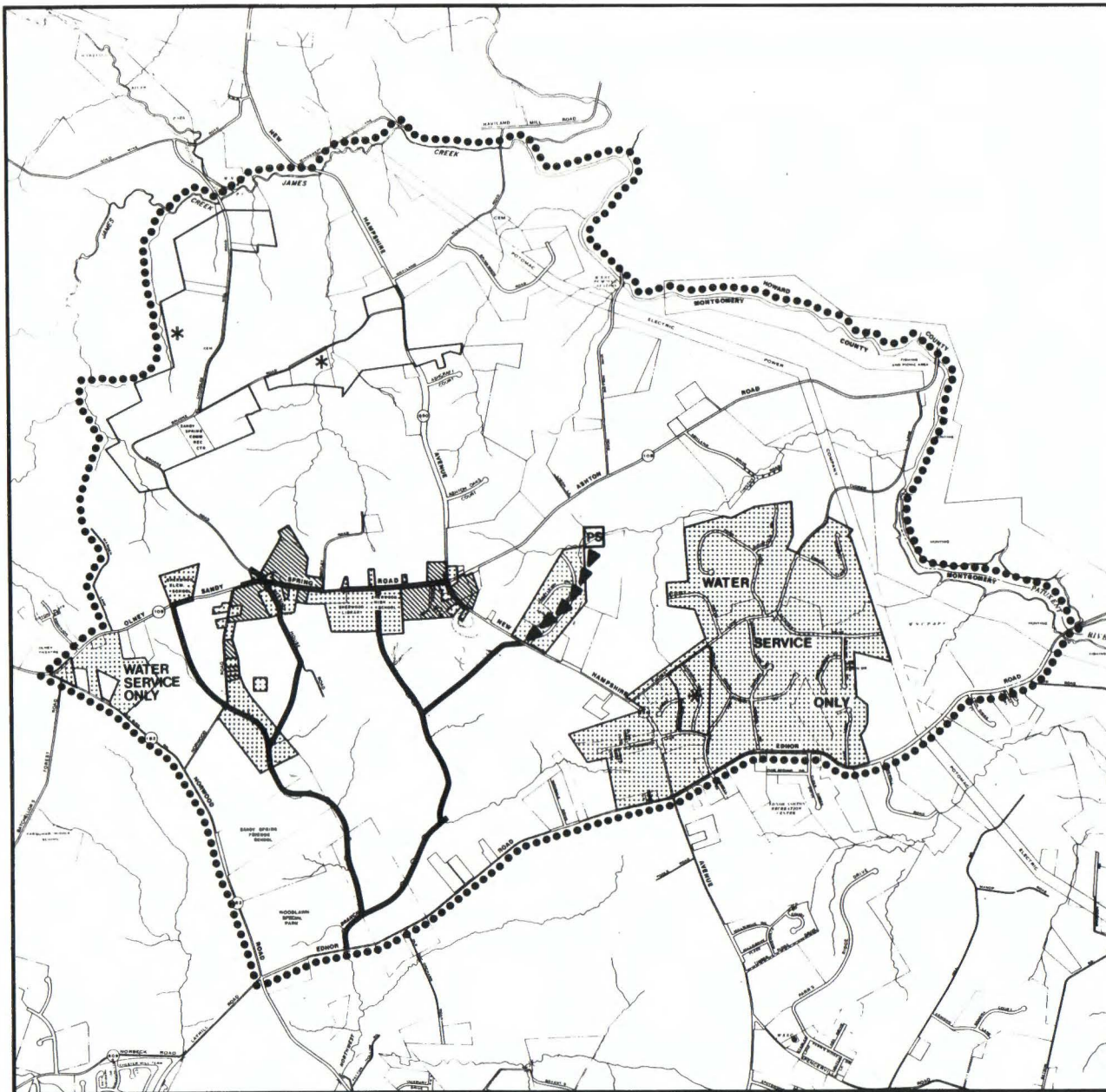
Water and sewer service in Montgomery County is provided by the Washington Suburban Sanitary Commission (WSSC) in accord with the County Comprehensive Water Supply and Sewerage Systems Plan. This Water and Sewer Plan discourages public systems in rural areas like Sandy Spring/Ashton except in cases where public health hazards are clearly demonstrated. For this reason, most of the Study Area lies outside the 10-year water and sewer service envelope.

Existing Conditions

The only public sewer in the area is the Northwest Branch trunk sewer line which extends north from Ednor Road to serve portions of the Maryland Route 108 corridor (i.e., Sherwood Elementary and Sherwood High Schools). Although there is capacity in the Northwest Branch line for additional sewage, access has been strictly limited in accord with rural sewerage policies.

Several health problem areas are identified in the Sewerage System Plan. The Brooke Road-Chandlee Mill Road area has been designated a public health problem area because of faulty septic systems, high water table, and the size and shape of lots. In 1970, WSSC explored the possibility of extending public water and sewer to relieve the septic problem in this area. WSSC plans for Brooke Road-Chandlee Mill area were never pursued due primarily to the high construction costs.

Based on information gathered by the County Housing Inspectors and based on the surface failures identified in the County's Rural Sanitation Program, there exists a need for more adequate sewerage and water systems for this area. The County will be undertaking a Facility Plan to look at how the problems could best be solved.



PROPOSED AMENDMENT TO COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

- Planning Area Boundary
- Existing Sewer Trunks
- ▶▶▶ Sewer Force Main
- PS Sewage Pumping Station
- * Subject to Rural Sanitation Study
- Existing Sewer and Water Service
- Proposed Sewer and Water Service
- Service Not Planned

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED
**SANDY SPRING/
ASHTON PLAN**
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According to WSSC staff, the 1980 estimated cost of providing conventional gravity sewer and water services to the Brooke Road/Chandlee Mill Road Area is very high. WSSC staff recommends that all decisions concerning provision of water and sewer service to this area be delayed until the County has completed the Facility Plan for this area.

Sam Rice Manor Subdivision, located east of New Hampshire Avenue in Ashton, is also a designated public health problem area. A sewage pumping station project for Sam Rice Manor to relieve the health hazard from septic tank seepages to the community was completed in 1980. It is County policy that such extensions shall not be used as justification for the connection of intervening or nearby parcels, if they would not otherwise be entitled to connect to the system.

Cliftonbrook Subdivision, also located east of New Hampshire Avenue, is also designated a public health problem area due to its seasonal high water table. The Plan supports the designation of this area.

Water Supply System

Public water service is provided by WSSC. Service areas are shown on the Water and Sewer Plan Map. Although some subdivisions are served by public water but not sewer, it is County policy to encourage the extension of sewer and water service together so as to avoid too high densities on septic systems made possible by providing public water. This Plan recommends against further extension of only public water.

Water and Sewer Service Recommendations

Proposed changes to the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan are shown on the Proposed Water and Sewer Plan map.

The Plan:

1. Recommends providing public water and sewer service to portions of Sandy Spring and Ashton planned for commercial and medium-density residential uses.

⁶ Montgomery County FY's 1978-88 Comprehensive Water Supply and Sewerage Systems Plan.

TABLE II
SUMMARY OF ZONING RECOMMENDATIONS

PROPERTY	PROPOSED ZONE	PERMITTED USES	COMMENTS
<u>SANDY SPRING VILLAGE CENTER</u> Intersection Route 108 and Brooke Road/Meeting House Road	C-2	General Commercial	Additional zoning north of Route 108 to allow expansion for parking and continue the existing zoning south of Route 108.
	C-1	Neighborhood Commercial	Existing zoning.
	C-T	Transitional commercial; low intensity buildings.	Existing zoning.
Northeast Quadrant	R-60	Single-family detached and attached homes, 5 du per acres.	(See Land Use Plan recommenda- tions.)
Properties along MD Route 108, west of Bentley Road	R-200	Single-family detached homes, 1/2 acre lots	This zoning continues the existing land use pattern; small residential lots fronting Route 108.
Bentley Road and MD Route 108	C-2	General commercial	Development should be limited to existing use; service station.
Norwood Road & MD Route 108	R-60	Attached, detached and townhouses, 5 du per acre	(See Land Use Plan Recommendations) Townhouse development is recommended.
Property adjoining Norwood Road	R-200	Single-family detached homes, 1/2 acre lots	Existing zoning.
Properties on the south side of Route 108	R-200	Single-family detached homes, 1/2 acre lots	Existing zoning.
Property east of Lansdale mill and west of Sherwood Library	R-60	Single-family detached and attached homes, 6 du per acre.	This zoning will allow small residen- tial lots fronting Route 108.
	I-1	Light Industrial	Existing zoning.
<u>ASHTON VILLAGE CENTER</u> Properties east side of New Hampshire Avenue between MD Route 108 & shopping center	C-1	Neighborhood Commercial	Commercial infill fronting New Hampshire Avenue.
Properties west side of New Hampshire Avenue between MD Route 108 and post office	C-1	Neighborhood Commercial	Commercial infill fronting New Hampshire Avenue.

TABLE II (Cont'd.)

PROPERTY	PROPOSED ZONE	PERMITTED USES	COMMENTS
<u>ASHTON VILLAGE CENTER (Cont'd.)</u>			
Northeast Quadrant	C-2	Neighborhood Commercial	Enough commercial zoning to allow relocation of gas station from Route 108 right-of-way.
Northwest Quadrant	R-200 C-1	Single-family detached homes, ½ acre lots and neighborhood commercial	Owner may apply for higher density (5 du/acre) subject to site plan review by Planning Board.
Southeast area	R-60	Single-family detached homes, 6 du per acre.	This will permit 15-17 units. Cluster development recommended.
Southwest area	R-90	Single-family detached homes, 1/4 acre lots	Confirms existing land use pattern.
<u>BROOKE ROAD/CHANDLEE MILL</u>			
	RMH-200	Scattered site mobile homes and traditionally built homes	Single-wide mobile homes require special exception.
	RE-2	2-acre residential lots	Existing residential zoning; delete neighborhood commercial (C-1) zoning.
<u>RURAL BUFFER AREA</u>			
	RE-2	2-acre residential lots	Preserve rural buffer around Sandy Spring/Ashton. (Allow clustering away from Friends settlement.)
<u>RURAL-OPEN SPACE AREA</u>			
	C-1	Neighborhood Commercial	Existing zoning. (Olney Ale House)
	RC	1 lot per 5 acres	Clustering or grouping of homes on large acreage should be permitted.
Porter property, intersection of Brooke and Chandlee Mill Roads	Rural	5 acre residential lots	Existing Rural Zone.
Miller property, west of Tucker Lane in Ashton	Rural	5 acre residential lots	Existing Rural Zone.
	C-1	Neighborhood Commercial	Existing zoning (Brinklow Post Office and Piano Shop).

2. Continues limited access sewer policies in the area between Ednor Road and Maryland Route 108.
3. Recommends the overall support of the following County rural sanitation policies for areas designated for low-density residential development:
 - Public water and sewer in rural areas should be discouraged except in cases where public health hazards have been clearly documented by the County.
 - Both sewer and water service should be provided simultaneously whenever possible.
4. Supports a small extension of public sewer and water to allow the clustering of homes away from historic structures along Meeting House Road. The overall density would be consistent with the Master Plan.
5. Endorses the County's Office of Environmental and Energy Planning (OEEP) efforts in developing a Rural Sanitation Plan which will provide a framework for the solution of rural sanitation problems. The OEEP has conducted a sanitary survey of Sandy Spring to document the existing health problems and cost-effective ways of dealing with the problems. Solutions could include new wells and/or septic systems, possible use of mound systems, an alternative system or some pumping facilities.

APPENDICES

Resolution No. 9-1010
Introduced: October 14, 1980
Adopted: October 14, 1980

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

SUBJECT: Final Approval of the Final Draft Sandy Spring/Ashton Special Study Plan

WHEREAS, on May 2, 1980, the Maryland-National Capital Park and Planning Commission approved the Final Draft of the proposed Sandy Spring/Ashton Special Study Plan and duly transmitted said approved Final Draft Plan to the Montgomery County Council and the Montgomery County Executive; and

WHEREAS, on June 23, 1980, the Montgomery County Executive, duly conveyed to the Montgomery County Council his comments and recommendations on said approved Final Draft Sandy Spring/Ashton Special Study Plan; and

WHEREAS, the Montgomery County Council held a public hearing on June 23, 1980 wherein testimony was received concerning the Final Draft Plan; and

WHEREAS, the Montgomery County Council held worksessions on July 7, July 21, and September 22, 1980, at which time consideration was given to the public hearing testimony, and the comments and concerns of the County Executive, the Montgomery County Planning Board, citizens and other affected parties.

NOW, THEREFORE, BE IT RESOLVED by the County Council sitting as a District Council for the portion of the Maryland-Washington Regional District within Montgomery County that said Final Draft Sandy Spring/Ashton Special Study in Montgomery County is hereby approved with such revisions, modifications, and amendments as are hereinafter set forth.

Council changes are identified below by chapter, sub-section and page number. Deletions to the text of the plan are indicated by ~~dashed lines~~, and additions by underscoring.

PLAN HIGHLIGHTS

TRANSPORTATION, Page 5

The Plan:

- Recommends reducing the Maryland Route 108 right-of-way through the Study Area from 150 to 80 feet.
- Recommends the retention of New Hampshire Avenue's right-of-way but calls for no early construction of New Hampshire Avenue north of Ednor Road.
- Recommends that Brooke Road be ~~improved to~~ classified as a primary residential street ~~standards~~.
- Deletes the realignment of Brooke Road to Norwood Road.
- Designates Tucker Lane and Mink Hollow Road as primary roads.
- Endorses the completion of the Metrorail system to Glenmont.
- Endorses the State Highway Administration's efforts to study traffic and pedestrian safety issues in the Study Area.

LAND USE PLAN

LAND USE RECOMMENDATIONS FOR THE SANDY SPRING VILLAGE CENTER, Page 31

The following points summarize the land use recommendations for the Sandy Spring Village Center:

- Provide areas in the Village Center for half-acre residential lots to encourage a mixture of housing types and lot sizes.
- Provide a maximum density of ~~-6-~~ 5 per acre on 14.2 acres near the Village Center to allow a low-and moderate-priced housing development.
- Limit commercial development (existing and proposed) to 15 acres or less.
- Encourage design improvements (sidewalks, planting, rebuilding, renovation) in the commercial area.

- Preserve the pastoral setting of Meeting House Road by allowing clustering of residential development on surrounding properties.

LAND USE RECOMMENDATIONS FOR THE SANDY SPRING VILLAGE CENTER, Page 35
and Page 37

The Plan proposes a residential density of ~~-6-~~ 5 units per acre for the Patterson tract. ~~The actual number of units will depend on the method of development (see Implementation Chapter), the maximum actual number of units could range from 70 to 85,~~ shall not exceed 60. The Planning Board will review and may reduce the total number of units at time of subdivision to insure the mix of units and site layout is compatible with surrounding land uses, nearby homes, and the rural village concept. The actual mix of housing types (townhouses, duplexes, cottages for the elderly) will also be determined at time of subdivision. * Approval of the site plan will be conditional on HOC meeting several design criteria which would help assure the compatibility of the development to surrounding uses. These criteria would include, but not be necessarily limited to, the following:

- the entrance to the site should be from Maryland Route 108 and should be tree-lined;
- there should be no access to the site from Bentley Road;
- the "panhandle" portion of the site fronting Bentley Road should not be developed;
- to maintain the existing visual character of Maryland Route 108, single-family detached homes should be located on the portion of the site near Maryland Route 108;
- to preserve the setting and character of the Bentley Road area, any attached units proposed by HOC should be screened from Bentley Road residences;
- the site plan should include recreational facilities, a tot lot and a pedestrian connection to Sandy Spring Village Center.

The HOC development is proposed as a community resource. To the maximum extent possible, housing preference should be given to present and former Sandy Spring

* The County Council intends, that to the extent possible, housing provided on this site by HOC be an ownership program, including cooperative housing.

residents. Many people wish to remain in Sandy Spring/Ashton; the HOC development will provide this opportunity.

The Stull-Dawson-Hawkins properties are located between commercially zoned land and the Patterson tract. Since no additional commercial land is needed, a residential density comparable to the Patterson tract is recommended. Overall density may range from 5 to 6 units per acre depending on how the site is developed.

A density of 6 units per acre is also recommended for a 2.8 acre tract of land located west of Sherwood High School. The existing zoning would permit up to 14.5 units per acre, a density that is inconsistent with the Village Center concept.

In other portions of the Village Center, the Plan continues the existing residential land use pattern. Townhouse densities are confirmed for one site near the intersection of Norwood Road and Maryland Route 108. A preliminary subdivision plan is already on file for 49 townhouses although the existing zoning would permit 56-67 units. This Plan changes the permitted density from 14.5 to ~~12.5~~ 6 units per acre. This lower density allows for a more gradual residential transition from the Village Center and is compatible with other densities in the area.

Residential lots along Norwood Road range in size from one-half to one-acre lots. The Plan confirms this land use pattern.

LAND USE RECOMMENDATIONS FOR THE RURAL BUFFER AREA, Page 41

The existing zoning for this area would allow one-half acre residential lots; this Plan channels this type of development to the Village Center where public water and sewer service exist or is planned. This Plan reduces this half acre zoning to a 4 parcel area, consisting of approximately 33 acres, located adjacent to the Village Center and extending along the west side of New Hampshire Avenue over to its intersection with Treelawn Drive. This zoning could allow for development on the west side of New Hampshire similar in character to that seen on the east side and most of the development is channeled to the Village Center where public water and sewer service exists or is planned.

TRANSPORTATION PLAN

LOCAL ACCESS, Brooke Road, Page 52

The Plan recommends that Brooke Road be ~~improved to~~ classified as a primary residential street ~~. standards.~~ Any improvements to Brooke Road should not occur until they are needed. Brooke Road along with Chandlee Mill Road will then provide the northwest quadrant of the Study Area with an adequate circulation system. The realignment of the Brooke Road/Maryland Route 108 intersection to Norwood Road was included in the 1966 Olney and Vicinity Master Plan to provide better sight distance and to have adequate right-of-way for reconstructing Brooke Road to primary standards. The Plan deletes the realignment of Brooke Road to Norwood Road because a less expensive alternative was more desirable. The Council has designated Community Development Block Grant funds to plan and design a sidewalk along Brooke Road from Chandlee Mill Road to Maryland Route 108 to improve general pedestrian safety. The study is scheduled to commence this year.

SANDY SPRING VILLAGE CENTER DESIGN PLAN

TABLE II, Page 60. Amend the RESIDENTIAL DEVELOPMENT section of Table II, as follows:

RESIDENTIAL DEVELOPMENT

I. Mix of housing types			
a.	Patterson Tract	HOC Housing Development	The Plan endorses the HOC efforts to construct from 70 to 85 <u>a maximum of 60</u> units on this site. A mix of attached and detached dwellings is proposed within walking distance of Village Center.
b.	Stull-Hawkins-Dawson Properties	Zoning	Rezone properties to allow 6 <u>5</u> dwelling units per acre.
c.	Canby-Ligon	Zoning	Rezone property to allow 12.5 <u>5</u> dwelling units per acre.
d.	Lansdale	Zoning	Rezone property to allow 5 dwelling units per acre.

IMPLEMENTATION

TABLE III, SUMMARY OF ZONING RECOMMENDATIONS
Sandy Spring Village Center, Page 86

PROPERTY	PROPOSED ZONE	PERMITTED USE	COMMENTS
SANDY SPRING VILLAGE CENTER			
Intersection MD Rt 108 and Brooke Road/Meeting House Road	C-2	General Commercial	Additional zoning north of MD 108 to allow expansion for parking and continue the existing zoning south of MD 108.
	C-1	Neighborhood Commercial	Existing zoning.
	C-T	Transitional commercial low intensity buildings.	Existing zoning.
Canby-Ligon property (Norwood Rd. and MD 108)	R-60 RT-12.5-	Attached, detached & townhouses, 12.5- 5 du per acre.	A preliminary plan at this density (49 townhouses) approved. <u>Townhouse development is recommended.</u>
Patterson Tract and Stull-Hawkins Dawson Properties	R-60	Single-family detached & attached homes, 6- 5 du per acre.	(See Land Use Plan recommendations.)
Properties along MD Rt 108 west of Bentley Road	R-200	Single-family detached homes, 1/2 acre lots	This zoning continues the existing land use pattern; small residential lots from fronting MD Rt 108
Properties on the south side of MD Rt 108	R-200	Single-family detached homes, 1/2 acre lots	Existing Zoning

PROPERTY	PROPOSED ZONE	PERMITTED USE	COMMENTS
SANDY SPRING VILLAGE CENTER (Cont'd.)			
Garcia property, Bentley Rd and MD Rt 108	C-2	General Commercial	Development should be limited to existing use; service station.
Lansdale Property (mill)	I-1	Light Industrial	Existing zoning.
Property east of Lansdale mill and west of Sherwood Library	R-60	Single-family detached & attached homes, 5 du per acre.	This zoning will allow small residential lots fronting MD Rt 108.
Property adjoining Norwood Road	R-200	Single-family detached homes, 1/2 acre lots.	Existing zoning.
ASHTON VILLAGE CENTER			
Northeast Corner	C-2	Neighborhood Commercial	Enough commercial zoning to allow relocation of gas station from Rt 108 right-of-way.
Northwest Corner	R-200	Single-family detached homes, 1/2 acre lots and neighborhood commercial	Owner may apply for higher density (5 du acre) subject to site plan review by PB.
Southeast area	R-60	Single-family detached homes, 5 du per acre.	This will permit 15-17 units.
Southwest area	R-90- <u>R-200</u>	Single-family detached homes, 1/4- <u>1/2</u> acre lots.	Confirms existing land use pattern for <u>gradual transition from Ashton Village Center to rural densities proposed south of Treelawn Drive intersection.</u>

MAP CHANGES

- A. Amend the Proposed Land Use and Village Centers Proposed Land Use Maps to show density of 5 dwelling units per acre for the Patterson Tract and the Stull-Hawkins-Dawson Properties and 6 dwelling units per acre for the Canby-Ligon Tract.
- B. Amend the Proposed Zoning and Village Centers Proposed Zoning Map to show R-60 for the Canby-Ligon Tract.
- C. Amend the Proposed Zoning Map to show R-200 for the area adjacent to the Village Center, extending along the west side of New Hampshire Avenue, with a depth of approximately 1200 feet, over to the intersection of New Hampshire Avenue and Treelawn Drive. The area involved consists of approximately 33 acres.

NOTE: Identifying references pertain to the Final Draft Sandy Spring/Ashton Special Study Plan, dated May 1980. Tables and maps contained in the Master Plan are to be modified to reflect Council revisions as contained in this resolution. The text is to be edited as necessary to achieve clarity and consistency, to update factual information, and convey actions of the County Council.

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 66D, Annotated Code of Maryland is authorized and empowered to make, adopt, and from time to time amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held two duly authorized public hearings on December 10 and 17, 1979 on the Preliminary Draft Sandy Spring/Ashton Special Study Plan, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, 1966 Master Plan for Olney and Vicinity, 1961 Master Plan for the Upper Northwest Branch Watershed, and the Patuxent River Watershed Park Plan; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, upon due deliberation and consideration, did approve a Final Draft of the Sandy Spring/Ashton Special Study Plan for submittal to the Montgomery County Council, with the recommendation that Council approve said Final Draft Plan; and


WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District, lying within Montgomery County, pursuant to said laws, held a duly advertised public hearing on June 23, 1980 on the Final Draft Sandy Spring/Ashton Special Study Plan, and on October 14, 1980 approved said Plan by Resolution Number 9-1010.

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Sandy Spring/Ashton Special Study Plan consistent with County Council Resolution Number 9-1010; said Plan being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways, 1980 Master Plan for Olney and Vicinity, 1961 Master Plan for the Upper Northwest Branch Watershed, and the Patuxent River Watershed Park Plan.

BE IT FURTHER RESOLVED, that this copy of said plan shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the clerks of the Circuit Courts of each of Montgomery and Prince George's Counties, as required by law.

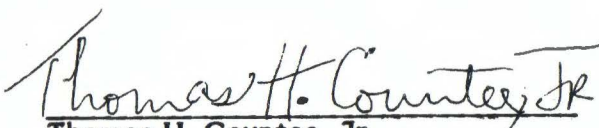
* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Heimann, seconded by Betty Krahnke, with Commissioners Heimann, Krahnke, Granke, and Schuman voting in favor of the motion, and with Commissioner Hanson being absent, at its regular meeting held on Thursday, October 23, 1980 in Silver Spring, Maryland.


Thomas H. Countee, Jr.
Executive Director

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Krahnke, seconded by Commissioner Heimann, with Commissioners Krahnke, Heimann, Granke, Brown, Burcham, Churchill, Cumberland, Shoch, and Schuman, voting in favor of the motion, and with Commissioner Hanson being absent, at its regular meeting held on Wednesday, November 12, 1980 in Prince Georges County, Maryland.


Thomas H. Countee, Jr.
Executive Director

ACKNOWLEDGEMENTS

Staff members with primary responsibility for the Sandy Spring/Ashton Special Study Plan:

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Community Planning North
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Community Planning North

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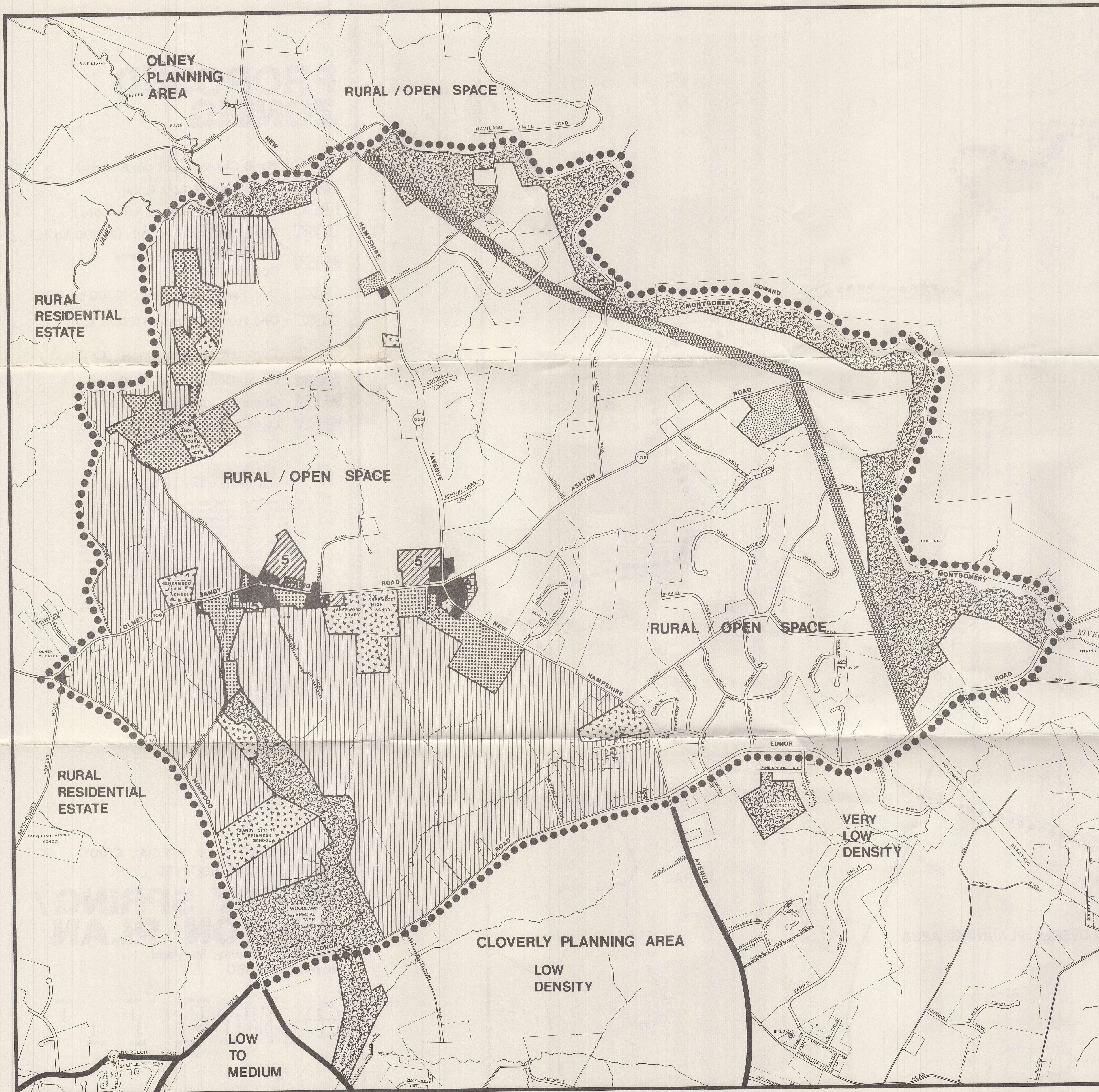
Word Processing:
Marie Steingrebe
Florence Taylor

* Planner in charge.

** Urban Designer in charge.

Plan illustrations by John R. Weske of the Sandy Spring community.

NOTES:



PROPOSED LAND USE

- Planning Area Boundary
- ▨ Rural, Residential Estate
- ▩ Residential, One Family
- ▨ 5 Residential, Mix of Attached and Detached Units at Density Shown
- ▩ Residential, Townhouses
- ▨ Commercial
- ▨ Institutional
- ▨ Park
- ▨ Rural/Open Space
- ▨ Private Open Space
- ▨ Public Utility

CERTIFICATE OF APPROVAL AND ADOPTION

Sandy Spring/Ashton Special Study Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, 1980 Master Plan for Olney and Vicinity, 1961 Master Plan for the Upper Northwest Branch Watershed, and the Patuxent River Watershed Park Plan, has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution 80-31 on November 12, 1980, after two duly advertised Public Hearings held on December 10 and 17, 1979, pursuant to the provisions of Chapter 780 of the Laws of Maryland, 1959, as amended, and has been approved by The Montgomery County Council, sitting as the District Council, by Resolution Number 9-1010 on October 14, 1980 after a duly advertised Public Hearing held on June 23, 1980.

The Maryland-National Capital Park and Planning Commission

Royce Hanson
Royce Hanson, Chairman

John B. Burcham, Jr.
John B. Burcham, Jr., Vice Chairman

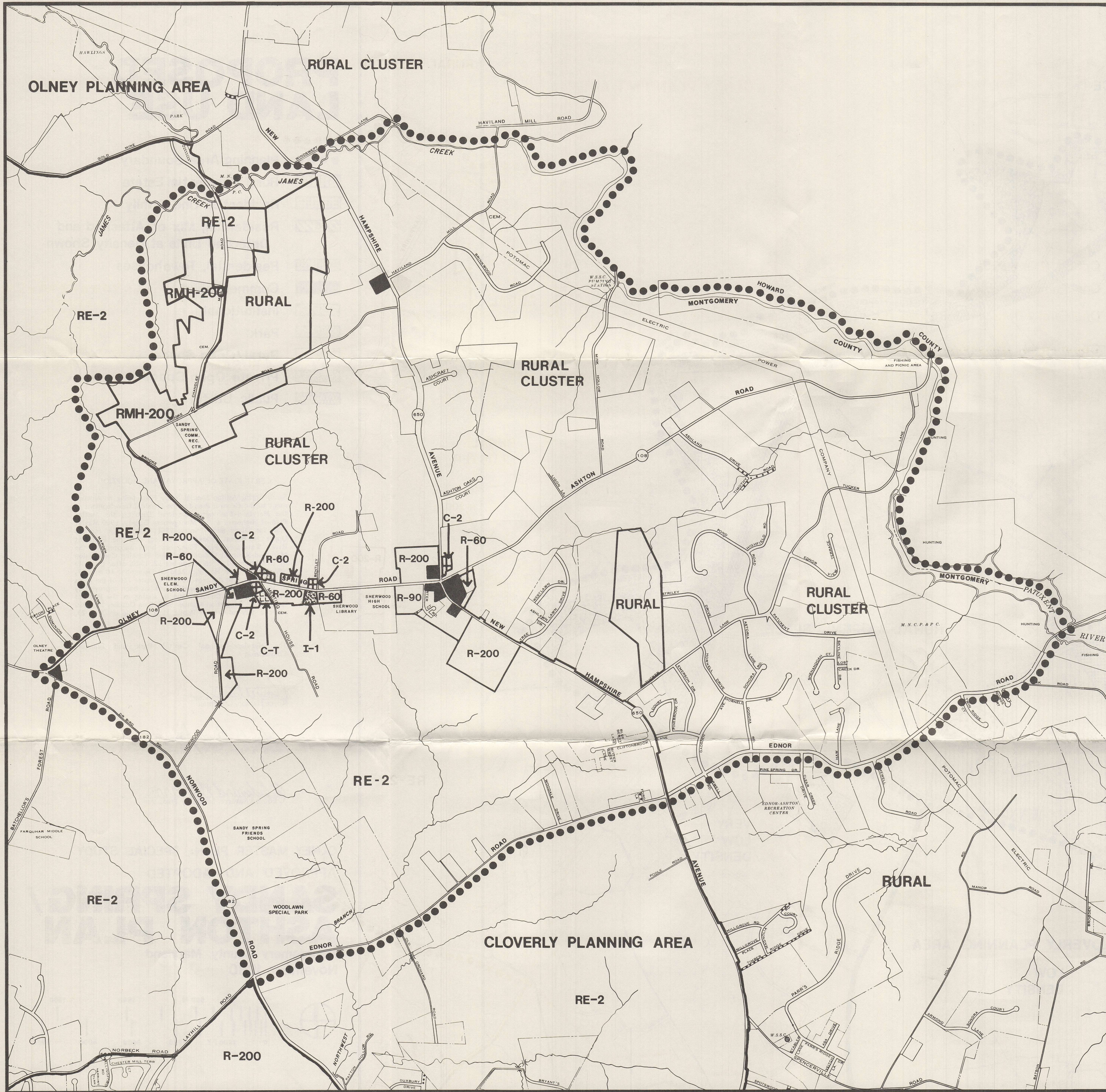
A. Edward Navarre
A. Edward Navarre, Secretary Treasurer

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING / ASHTON PLAN

Montgomery County, Maryland
November 1980





PROPOSED ZONING

- RC** Rural Cluster (1 Lot per 5 Acres)
- RURAL** Rural Zone (5 Acre Lots)
- RE-2** Residential Estate (2 Acre Lots)
- R-200** One Family Detached (20000 sq. ft.)
- RMH200** Residential, Mobile Home Option (RMH-200)
- R-90** One Family Detached (9000 sq. ft.)
- R-60** One Family Detached (6000 sq. ft.)
- C-T** Commercial Transitional (C-T)
- C-1** Local Commercial (C-1)
- C-2** General Commercial (C-2)
- I-1** Light Industrial (I-1)

CERTIFICATE OF APPROVAL AND ADOPTION

Sandy Spring/Ashton Special Study Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; the Master Plan of Highways within Montgomery County, 1980 Master Plan for Olney and Vicinity, 1961 Master Plan for the Upper Northwest Branch Watershed, and the Patuxent River Watershed Park Plan, has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution 80-31 on November 12, 1980, after two duly advertised Public Hearings held on December 10 and 17, 1979, pursuant to the provisions of Chapter 780 of the Laws of Maryland, 1959, as amended, and has been approved by The Montgomery County Council, sitting as the District Council, by Resolution Number 9-1010 on October 14, 1980 after a duly advertised Public Hearing held on June 23, 1980.

The Maryland-National Capital Park and Planning Commission

Royce Hanson
Royce Hanson, Chairman

John B. Burcham, Jr.
John B. Burcham, Jr., Vice Chairman

A. Edward Navarre
A. Edward Navarre, Secretary Treasurer

OLNEY MASTER PLAN: SPECIAL STUDY
APPROVED AND ADOPTED

SANDY SPRING / ASHTON PLAN

Montgomery County, Maryland
November 1980





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
8787 Georgia Avenue
Silver Spring, MD 20907