

Item#9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: April 18, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 24, 2003.

-

Attached are copies of plan drawings for Items #08, #09 and #10. These subdivision items are scheduled for Planning Board consideration on April 24, 2003. The items are further identified as follows:

- Agenda Item #08 - Preliminary Plan 7-03034
Farquhar Property
- Agenda Item #09 - Preliminary Plan 1-87272A
T.C. Thompson Property
- Agenda Item #10 - Preliminary Plan 1-87271A
Milestone Property

Attachment

VICINITY MAP FOR

T.C. THOMPSON PROPERTY (1-87272A)



Map compiled on April 01, 2003 at 2:17 PM | Site located on base sheet no - 216NW12

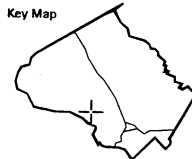
NOTICE

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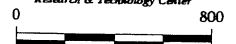
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



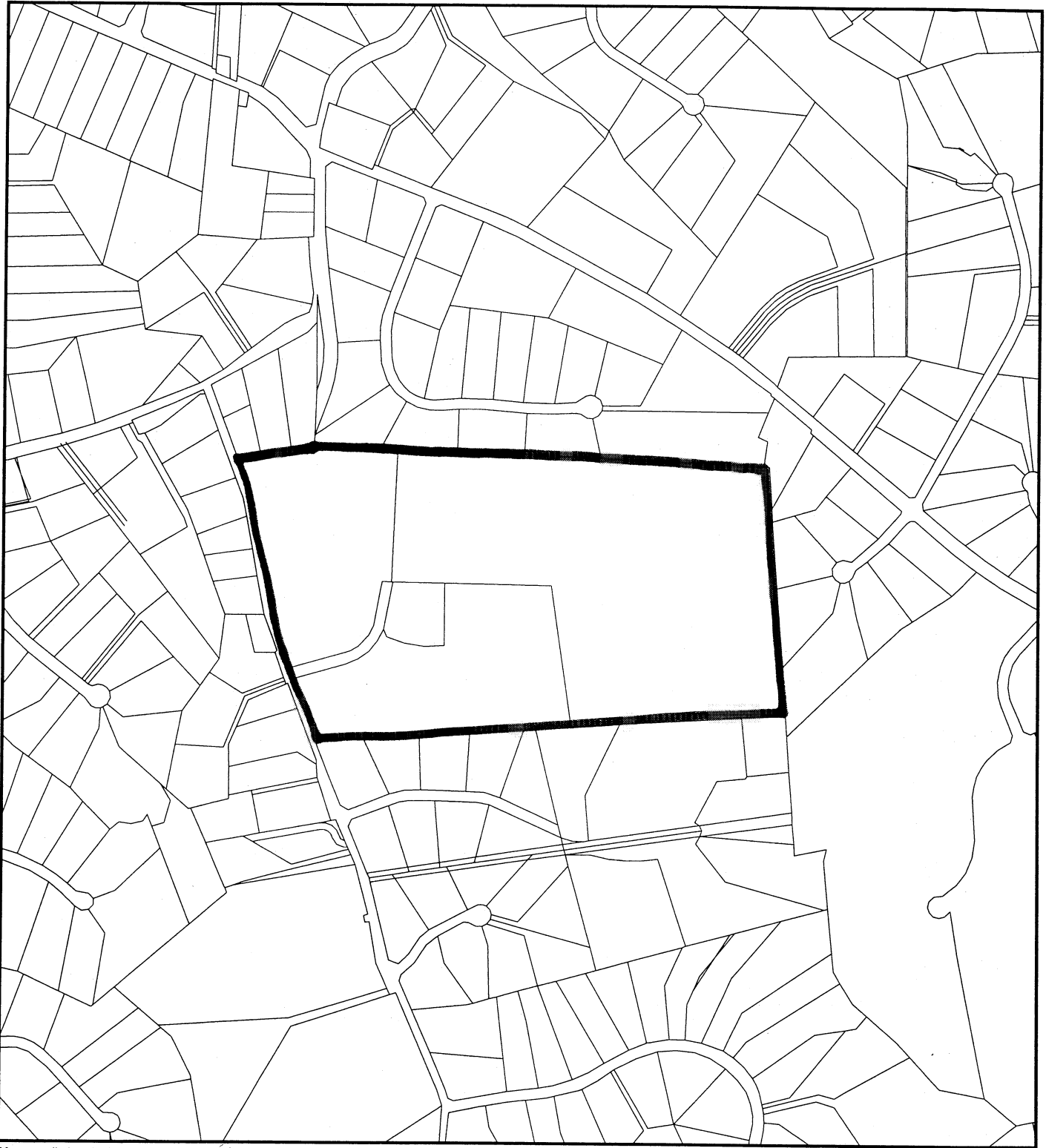
Research & Technology Center



1 : 9600

VICINITY MAP FOR

T.C. THOMPSON PROPERTY (1-87272A)



Map compiled on April 01, 2003 at 2:34 PM | Site located on base sheet no - 216NW12

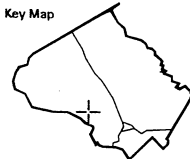
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Key Map



Research & Technology Center

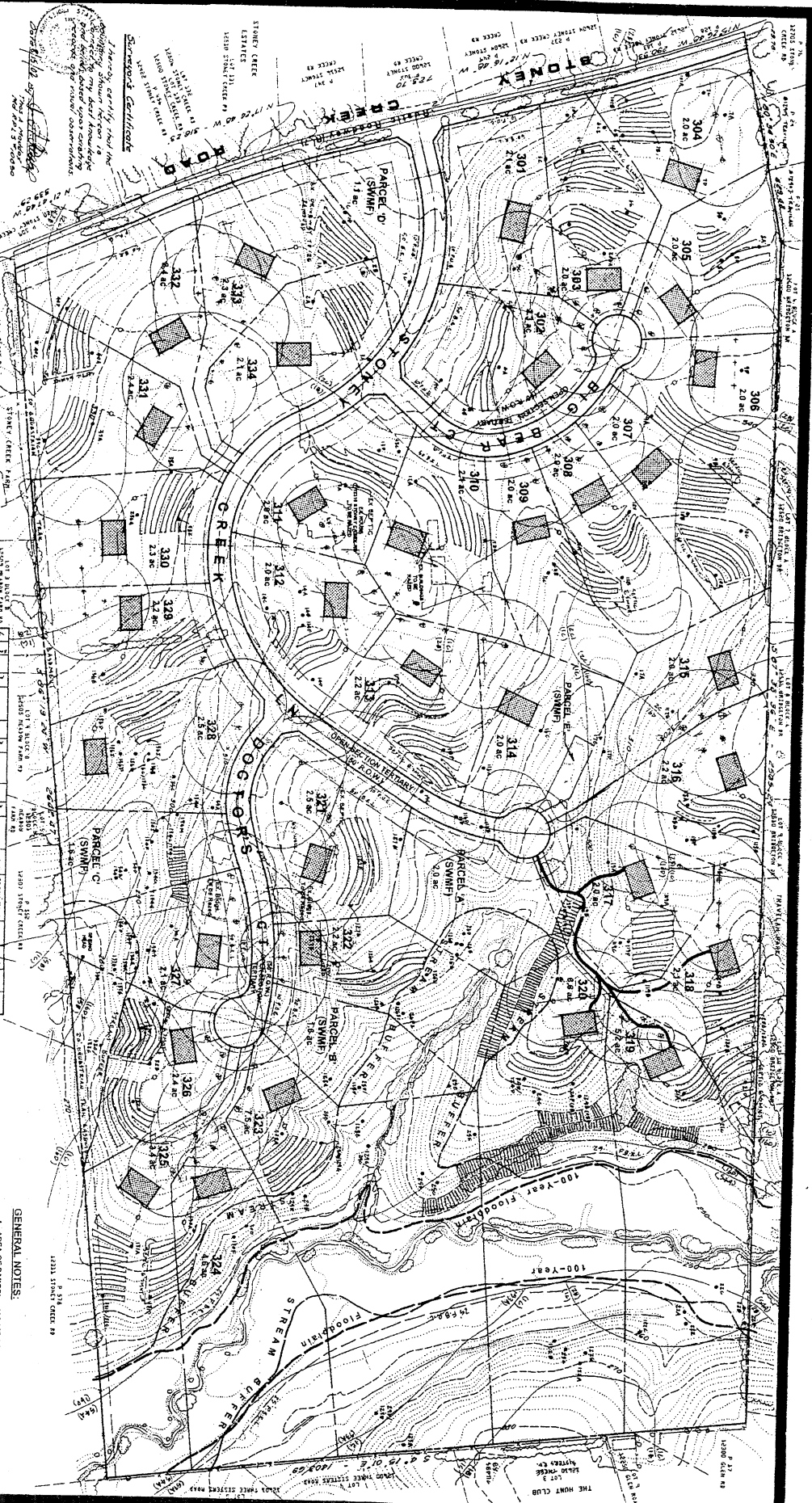
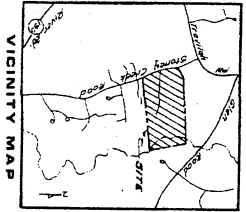


1 : 9600

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



I have carefully reviewed the information provided to me and find it to be true and correct. I hereby certify that the information provided to me is true and correct.

Thomas C. Thompson, Jr.
Professional Engineer
No. 12345
State of Maryland

Lot No.	Area (Ac.)	Volume (Cu. Yd.)	Remarks
300	2.00	1000	...
301	2.00	1000	...
302	2.00	1000	...
303	2.00	1000	...
304	2.00	1000	...
305	2.00	1000	...
306	2.00	1000	...
307	2.00	1000	...
308	2.00	1000	...
309	2.00	1000	...
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322	2.00	1000	...
323	2.00	1000	...
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325	2.00	1000	...
326	2.00	1000	...
327	2.00	1000	...
328	2.00	1000	...

Lot No.	Area (Ac.)	Volume (Cu. Yd.)	Remarks
300	2.00	1000	...
301	2.00	1000	...
302	2.00	1000	...
303	2.00	1000	...
304	2.00	1000	...
305	2.00	1000	...
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325	2.00	1000	...
326	2.00	1000	...
327	2.00	1000	...
328	2.00	1000	...

- GENERAL NOTES:**
1. AREA OF PARCEL - 10.8187 AC
 2. EXISTING ZONING - RE-2
 3. AREA TO BE REZONED - 2.0 AC
 4. AREA OF LOT 300 - 2.0 AC
 5. NUMBER OF LOTS SHOWN - 1
 6. REQUIRED SETBACKS
 7. REQUIRED SETBACKS
 8. REQUIRED SETBACKS
 9. SOURCE OF FLOODPLAIN - M. N. S. P. C. U. I. T. M. A. T. E. L. A. N. D. U. S. E. S. T. U. D. Y. - S. M. A. N. Y. B. R. A. N. C. H. S. H. E. E. T. 4

PREPARED FOR:
THOMAS C. THOMPSON, JR.
C/O HENRY M. LERCH
3 BETHESDA METRO CENTER - SUITE 300
BETHESDA, MARYLAND
151-918-1535

PRELIMINARY PLAN
T. C. THOMPSON PROPERTY
POTOMAC, MARYLAND



Benning & Associates, Inc.
Land Planning Consultants
8953 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-0240

date: Revised 7/26/02
scale 1" = 100'

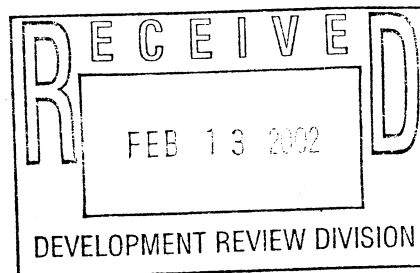


February 11, 2002

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

To: *Malcolm SHANEMAN*

RE: T.C. Thompson Property MNC - P&PC File # 1-87272



Dear Development Review Division:


Attached is a petition in opposition to the subdivision application (T.C. Thompson Property MNC - P&PC File # 1-87272) that is currently being evaluated by the Planning Commission.

This petition documents an overwhelming opposition of the immediate community to the plan as it is currently filed. Of 73 homeowners contacted, 68 have signed the petition or verbally indicated a support of the petition. Only 4 homeowners contacted have not signed the petition. An additional 26 homeowners who were not home will be contacted over the next couple of weeks, but it is expected, based on the 93% response rate in opposition to this plan, that the remaining 26 will also be opposed to the submitted plan.

This petition effort indicated a significant and strong concern with the plan as it is submitted. The signatures do not reflect the hours of discussion and the depth of opposition that the community communicated during this house to house effort.

The entire community along Stoney Creek Road urges the Planning Commission members to consider each of the points raised in the petition letter and to help guide the community to a solution that will benefit all those that are affected by the proposed development of this property.

Sincerely,


Angela Dolginow
12307 Stoney Creek Road
Potomac, Maryland 20854
301-926-4230
ydd@earthlink.net

Sixty eight (68) signatures
have been received and are
available in file # 1-87272
in the Development Review Div.

January 7, 2002

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

RE: T.C. Thompson Property MNC – P&PC File # 1-87272

Dear Development Review Division:

On or about November 2, 2001 a subdivision application to build 38 homes was filed for the Thompson Property on Stoney Creek Road in Potomac.

The residents along Stoney Creek Road and surrounding community that are affected by this planned subdivision oppose the preliminary plans because of significant concerns over it's overall impact on the rural charm of the area, conservation and environmental issues, overcrowding in the schools, and obvious aggravation of the already complicated transportation issues in this area.

The residents along Stoney Creek Road and the surrounding area that are affected by this proposed subdivision have signed this petition in opposition to the plan filed by Benning & Associates, Inc (Land Planning Consultants, 8933 Shady Grove Court, Gaithersburg, Md. 20877) for the following reasons:

1. The majority of residents along Stoney Creek Road and the surrounding area who will be affected by this proposed subdivision have not been notified by Benning & Associates, Inc about the proposed subdivision and these same residents have not received any notification from the county regarding the proposed plan. All residents feel that this proposed subdivision will substantially and directly affect them and are concerned about the issues listed below.
2. On or about 1990 the County Council designated Stoney Creek as a Rural and Rustic road. The status of this road has been supported by the county and is part of the new draft of the Potomac Subregion Master Plan. The Rustic Roads Program was intended to serve agricultural areas and blend into the farm community, establishing a rural character distinct from that of the developed down county and developing corridor cities. The rural charm, beautiful hilly woods, streambeds teeming with wildlife and scenic horse farms are what attracted most residents to the Stoney Creek and Glen Road areas. The proposed development would disturb the wildlife and vegetation of a 100-year floodplain and destroy gently rolling hills which have been used for farming and grazing
3. The vegetation of rustic roads often supports endangered ecosystems and native wildlife. The Stoney Creek area currently has abundant wildflowers, many woodland birds, fox, muskrat and herds of deer. The rules governing the preservation of rustic roads prohibit the destruction of forestation and other natural habitat adjacent to such roads if it will disturb these environmentally sensitive areas. This development would not only destroy nearly 100 acres, which have been historically horse country and a pumpkin farm. We are extremely concerned that the new road and any homes adjacent to Stoney Creek will require far more destruction of the rural atmosphere of this historic rural road and turn it into the suburbia of Avenel.
4. The plan outlined for the Thompson property that proposes 38 additional houses is far beyond the capacity of Stoney Creek Road to safely handle. Rural roads are required to meet criteria that do not suggest unsafe conditions. Each new road entry onto Stoney Creek incrementally increases the risk for traffic accidents, not to mention the addition of probably a hundred new vehicles traveling on Stoney Creek. In addition, capacity for River Road to handle traffic is already exceeded during morning commute, with significant delays to turn from Stoney Creek

Road on to River and then additional significant delay to drive on River to the junction of Falls Road. The addition of this many houses is contrary to the current plan to maintain Stoney Creek Roads rustic status and to minimize the expansions required for River Road.

5. The proposed development would tax an already unbearable overcrowding problem in the local Elementary schools. Specifically, Potomac Elementary School is already far beyond its capacity to handle the current student load, with many students situated in trailers outside of the school. Potomac Elementary has a capacity for 488 students, and already has an enrollment of 653 students, and is the third most overcrowded elementary school in Montgomery County. At this point, the school has nine portable classrooms-because of the sheer number of students- and nearly 250 children are forced to walk into the school to the bathrooms through paths with no security, to which any stranger driving through the parking lot has access. Several of the classes are held in storage closets. Potomac Elementary School is not even slated for an addition until 2007 and even then simply would have no ability to handle 38 unanticipated additional households from the Thompson project. Prior county planning may not have anticipated the additional burden Palintine and other new developments feeding our school district would create. We request that the Thompson project be denied or delayed until these school issues are resolved or addressed.
6. There are significant watershed issues that already exist on the Thompson property that effect properties to the west and south as well as the stream to the east. None of these issues are adequately addressed in the plan submitted.
7. The Thompson plan does not appear to comply with forest conservation regulations.
8. The northwest region of Potomac has always maintained a semi-rural character, and distinguishes it from the suburban sprawl such as seen in Virginia. Further, the Thompson farm has a long history as a horse center. The current Thompson proposal fails to adequately address concerns for requirements related to the nature of the fencing to maintain the overall character of what remains of Potomac's historic horse county. In addition, every year, this property attracts a cross section of people to the pumpkin fields for Halloween. Again, it would be a great loss to the county to approve a plan that did not try and maintain some of the character of this property. A plan that preserves the horse barns, corrals, and continues the equestrian character of the property, such as has been created with Merry Go Round property, as well as maintains the seasonal pumpkin patch could be established by lower density and more properly planned housing.

In conclusion, we believe that each of the above issues will require a significant amount of study to assure a well-planned process for potential development of the Thompson property and that to address these issues a plan that has substantially less housing density needs to be considered or alternative uses for the property developed.

The community would like to get some assurance from the Planning Board that adequate time will be made available to research these issues and that the communities view will be taken into account prior to action by the Planning Commission taking any action to approved the currently submitted proposed plan.

Sincerely,

Stoney Creek Way

Jian Mao	5 Stoney Creek Way	yes
Rudy Vignone	15 Stoney Creek Way	yes
Steven Pines	1 Stoney Creek Way	yes
V. Nagarajan	2 Stoney Creek Way	yes

Bracken Hill Road

Bennet Zier	12500 Bracken Hill Lane	yes
Lenny Goldstein	12501 Bracken Hill Lane	yes
Arthur Keys	12504 Bracken Hill Lane	yes
Sue Widome	12505 Bracken Hill Lane	yes
John Fields	12509 Bracken Hill Lane	yes
Kevin Crutchfield/Sharon Day	12513 Bracken Hill Lane	yes
Lanny Davis	12517 Bracken Hill Lane	yes
Alfonso & Pamela Findley	12516 Bracken Hill Lane	yes

Stoney Creek Road

Conway Christian	11711 Stoney Creek Road	yes
Larson	11800 Stoney Creek Road	yes
Frank Donaldson	11900 Stoney Creek Road	yes
David Ferris	11911 Stoney Creek Road	yes
Marguerita Rawdon Smith	11919 Stoney Creek Road	yes
Douglas Frederick	11924 Stoney Creek Road	yes
Holly Chester	12010 Stoney Creek Road	yes
Sukhveen Ajrawat	12101 Stoney Creek Road	yes
Irene Pike	12103 Stoney Creek Road	yes
Susie Redmond	12105 Stoney Creek Road	yes
Sadiq Ahmed	12107 Stoney Creek Road	yes
S.L. Reilly	12111 Stoney Creek Road	yes
Donald & Carol Dell	12200 Stoney Creek Road	yes
Debra Maher	12300 Stoney Creek Road	yes
Doug Dolginow	12307 Stoney Creek Road	yes
Michelle Baldwin	12310 Stoney Creek Road	yes
Johanna Yeganely	12420 Stoney Creek Road	yes
Joel Laurance	12500 Stoney Creek Road	yes
Carlos & Renate Aguilas	12506 Stoney Creek Road	yes
Larry Gaddis	12612 Stoney Creek Road	yes
Rose Rosane	12700 Stoney Creek Road	yes

Meadow Farm Road

Jill & Joe Kale	12501 Meadow Farm Road	yes
Les Rosenthal	12505 Meadow Farm Road	yes
Sharon & Gary Lachman	12509 Meadow Farm Road	yes
Joan & Carol Kovacs	12512 Meadow Farm Road	yes

Weatherfield Lane

Choe Woong	12000 Wetherfield Court	yes
Jeanne & Benny Pasquariello	12001 Wetherfield Lane	yes
Lon Musslewhite	12005 Wetherfield Lane	yes
Ram & Pamela Batta	12006 Wetherfield Lane	yes
Doug Enger	12009 Wetherfield Lane	yes

Raj Ananthanpillai	12010 Wetherfield Lane	yes
Albert Hawk	12017 Wetherfield Lane	yes
Paul Guterann/Dawn Star	12020 Wetherfield Lane	yes
Elisabeth Sparks	12021 Wetherfield Lane	yes
Renee Frederick	12025 Wetherfield Lane	yes
Barbara Wahl/Charles Ossola	12029 Wetherfield Lane	yes
Charles Showel	12030 Wetherfield Lane	yes
Anita Havas	12033 Wetherfield Lane	yes
Michael Solomon	12037 Wetherfield Lane	yes
John & Anna Gill	12040 Wetherfield Lane	yes
Leslie Meli	12050 Wetherfield Lane	yes
Ricardo & Vivian Rodriguez	12053 Wetherfield Lane	yes
Bede Gimel	12057 Wetherfield Lane	yes
Paula Sibachat	12060 Wetherfield Lane	yes
Eshelle Barrer	12061 Wetherfield Lane	yes
Robert Lindblad	12065 Wetherfield Lane	yes
Susan & Michael Gordon	12066 Wetherfield Lane	yes
Laura & Bruce Gross	12070 Wetherfield Lane	yes
Joanne Zinsmeister	12071 Wetherfield Lane	yes
Mahammad & Zarina Ashraf	12075 Wetherfield Lane	yes
John Mindurch	12080 Wetherfield Lane	yes
Malcom & Fay Wilson	12081 Wetherfield Lane	yes
A. & F. Salehizadeh	12085 Wetherfield Lane	yes
Kevin Settlage	12086 Wetherfield Lane	yes

Weatherfield Court

Ethel Wu	14 Wetherfield Court	yes
John DiGregorio	5 Wetherfield Court	yes
Donna Taurman	6 Wetherfield Court	yes

Kale
12501 Meadow Farm Rd.
Potomac, MD 20854
(301) 947-0079

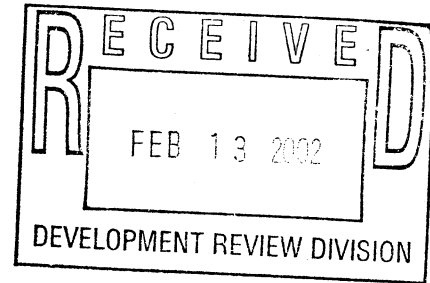
#9

Mr. Malcolm Shaneham
Maryland National Capital Park and Planning Commission
Development Review Division
8787 Georgia Ave.
Silver Spring, MD 20910

Re: T.C. Thompson Property MNC – P & PC File #1-87272

December 20, 2001

Dear Mr. Shaneham,



On or about November 2, 2001, Benning & Associates Inc. notified us that a subdivision application to build 38 homes was recently filed for the Thompson Property on Stoney Creek Rd. in Potomac. We oppose the preliminary plan because of significant concerns over the overall impact on the rural charm of the area, conservation and environmental issues, overcrowding in the schools, and obvious aggravation of the already complicated transportation and traffic on the local roads. A new development should not be approved unless there are adequate public facilities to support and service other areas of the proposed subdivision. This would include sufficient schools, roads, utilities, and emergency services.

The following is a summary of our concerns surrounding the development of the Thompson property:

1. The proposed development would tax an already unbearable overcrowding problem in the local Elementary schools. Specifically, Potomac Elementary Scholl is already far beyond its capacity to handle the current student load, with many students situated in trailers outside of the school. Potomac Elementary has a capacity for 488 students, already has an enrollment of 653 students, and is the third most overcrowded elementary school in Montgomery County. Because of the sheer number of students the school has nine portable classrooms and nearly 250 children are forced to walk into the school to the bathrooms through paths with no security, to which any stranger driving through the parking lot has access. Several of the classes are held in storage closets.

In addition, Potomac Elementary is not even slated for a potential boundary change until 2010, after the proposed Seven Locks Elementary addition, and an addition is not expected until at least 2019. The local schools simply would have no ability to handle the 38 unanticipated additional households from the Thompson project. Prior County planning already failed to anticipate the additional burden Palentine and other new developments feeding our school district have created at Potomac Elementary. Further, we understand that additional development has been already approved for Piney Meetinghouse Road, which will also be feeding into our school system. In our opinion, the Thompson project should be denied or delayed until these serious school overcrowding issues are resolved.

2. Another concern is the overall effect the Thompson project will have on irreparably altering local traffic patterns and the nature of Stoney Creek Road. In 1990, the County Council designated Stoney Creek as a Rural and Rustic road. The Park and Planning Commission have supported the status of this road and it is part of the new draft of the Potomac Subregion Master Plan. The Rustic Roads Programs was intended to preserve the rural nature of the areas, which were historically agricultural or horse farms, and to refuse to widen or destroy their two lane roads and their long established wildlife and vegetation. In our opinion, the Thompson development would directly violate the Rustic Road provisions by destroying trees and brush alongside Stoney Creek to build a new development road connecting to Stoney Creek and to build

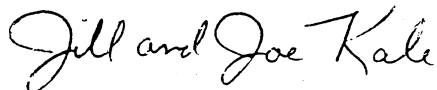
- several homes on two-acre lots directly fronting Stoney Creek. The entire development may even require widening of Stoney Creek Road for the necessary utilities and destroying the rural charm, which attracted us to the Stoney Creek and Glen Road areas.
3. The vegetation of rustic roads often supports endangered ecosystems and native wildlife. The Stoney Creek area currently has abundant wildflowers, many woodland birds, fox, herds of deer and many types of waterfowl and fish. The rules governing the preservation of rustic roads prohibit the destruction of forestation and other natural habitat adjacent to such roads if it will disturb these environmentally sensitive areas. The Thompson development would develop nearly 100 acres of agricultural and forested land, which feeds into a 100 year old floodplain that support an incredible amount of wildlife, dramatically altering the local ecosystem.

In addition, the plan outlined for the Thompson property that proposes 38 additional houses is far beyond the capacity of Stoney Creek Road to safely handle. Rural roads are required to meet criteria that do not suggest unsafe conditions. Each new road entry onto Stoney Creek incrementally increases the risk for traffic accidents, not to mention the addition of hundreds of new vehicles traveling on Stoney Creek. The capacity for River Road to handle traffic is already exceeded during the morning commute hours, with delays to turn from Stoney Creek Road onto River Road and then significant delays to drive from River to the intersection at Falls Rd. The addition of this many houses is contrary to the current plan to maintain Stoney Creek Roads rustic status and to minimize the expansions required for River Road.

4. The northwest region of Potomac has always maintained a semi-rural character, which distinguishes it from the suburban sprawl as seen in northern Virginia. Significantly, the Thompson farm has historically been used for grazing, as a horse center and for agricultural purposes such as a pumpkin patch. It would be a great loss to the county history to approve a plan that did not try to maintain some of the semi-rural character of the region and this particular site. A plan that preserves the horse barns and corrals, continues the equestrian character of the property, similar to the Merry Go Round development, and maintaining the seasonal pumpkin patch, could be established by larger lots and more properly planned housing and common areas.
5. Finally, the Thompson project has some specific technical deficiencies, which may directly affect the adjacent landowners and local residents. There are significant watershed issues that already exist on the Thompson property that affects properties to the west and south, the stream to the east, and the Baldwin pond. None of these issues are adequately addressed in the plan submitted. In addition, the Thompson plan does not appear to comply with forest conservation regulation.

In conclusion, we believe that each of these issues will require a significant amount of study to assure a well-planned process for potential development of the Thompson property.

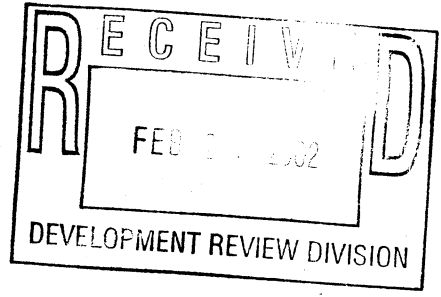
Sincerely,



Jill and Joe Kale

January 7, 2002

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



RE: T.C. Thompson Property MNC – P&PC File # 1-87272

Dear Development Review Division:

On or about November 2, 2001 a subdivision application to build 38 homes was filed for the Thompson Property on Stoney Creek Road in Potomac.

The residents along Stoney Creek Road and surrounding community that are affected by this planned subdivision oppose the preliminary plans because of significant concerns over it's overall impact on the rural charm of the area, conservation and environmental issues, overcrowding in the schools, and obvious aggravation of the already complicated transportation issues in this area.

The residents along Stoney Creek Road and the surrounding area that are affected by this proposed subdivision have signed this petition in opposition to the plan filed by Benning & Associates, Inc (Land Planning Consultants, 8933 Shady Grove Court, Gaithersburg, Md. 20877) for the following reasons:

1. The majority of residents along Stoney Creek Road and the surrounding area who will be affected by this proposed subdivision have not been notified by Benning & Associates, Inc about the proposed subdivision and these same residents have not received any notification from the county regarding the proposed plan. All residents feel that this proposed subdivision will substantially and directly affect them and are concerned about the issues listed below.
2. On or about 1990 the County Council designated Stoney Creek as a Rural and Rustic road. The status of this road has been supported by the county and is part of the new draft of the Potomac Subregion Master Plan. The Rustic Roads Program was intended to serve agricultural areas and blend into the farm community, establishing a rural character distinct from that of the developed down county and developing corridor cities. The rural charm, beautiful hilly woods, streambeds teeming with wildlife and scenic horse farms are what attracted most residents to the Stoney Creek and Glen Road areas. The proposed development would disturb the wildlife and vegetation of a 100-year floodplain and destroy gently rolling hills which have been used for farming and grazing
3. The vegetation of rustic roads often supports endangered ecosystems and native wildlife. The Stoney Creek area currently has abundant wildflowers, many woodland birds, fox, muskrat and herds of deer. The rules governing the preservation of rustic roads prohibit the destruction of forestation and other natural habitat adjacent to such roads if it will disturb these environmentally sensitive areas. This development would not only destroy nearly 100 acres, which have been historically horse country and a pumpkin farm. We are extremely concerned that the new road and any homes adjacent to Stoney Creek will require far more destruction of the rural atmosphere of this historic rural road and turn it into the suburbia of Avenel.
4. The plan outlined for the Thompson property that proposes 38 additional houses is far beyond the capacity of Stoney Creek Road to safely handle. Rural roads are required to meet criteria that do not suggest unsafe conditions. Each new road entry onto Stoney Creek incrementally increases the risk for traffic accidents, not to mention the addition of probably a hundred new vehicles traveling on Stoney Creek. In addition, capacity for River Road to handle traffic is already exceeded during morning commute, with significant delays to turn from Stoney Creek

Road on to River and then additional significant delay to drive on River to the junction of Falls Road. The addition of this many houses is contrary to the current plan to maintain Stoney Creek Roads rustic status and to minimize the expansions required for River Road.

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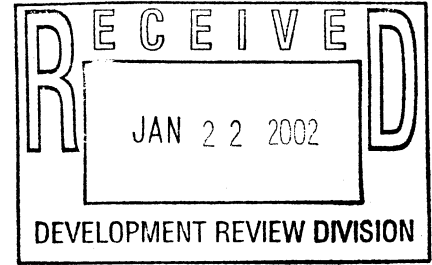
Sincerely,

Susan L Reilly

*P.S. I have lived in Potomac on Stoney
Creek Rd. for 24 years. We are having a
severe water problem. No new homes
should be built. As water is used in Montgomery C.*

January 7, 2002

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



RE: T.C. Thompson Property MNC – P&PC File # 1-87272

Dear Development Review Division:

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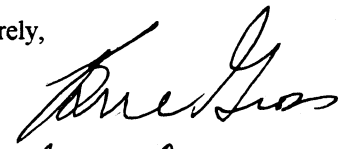
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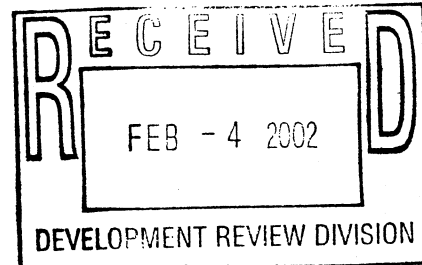

Laura Gross

12070 WORTHFIELD LN
POTOMAC, MD
20854

January 7, 2002

The Settles
12096 Wetherfield Lane
Potomac, MD 20854-1111

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



RE: T.C. Thompson Property MNC – P&PC File # 1-87272

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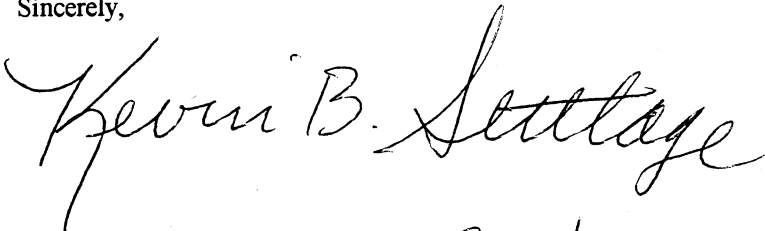
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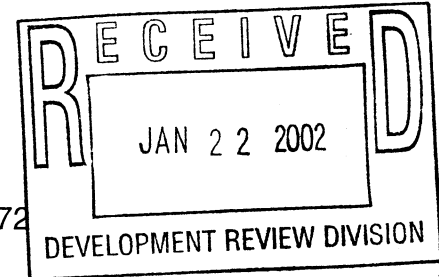


Kevin B. Settlage

The Settlages
12086 Wetherfield Lane
Potomac, MD 20854-1111

12512 Meadow Farm Road
Potomac, MD 20854-1118
January 7, 2002

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



RE: T.C. Thompson Property MNC – P&PC File # 1-87272

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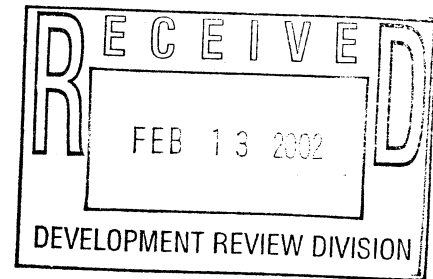
Joseph A. Kovacs



Carol A. Kovacs

January 14, 2002

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



RE: T.C. Thompson Property MNC – P&PC File # 1-87272

Dear Development Review Division:

I have recently moved to 11924 Stoney Creek Road, purchasing a house based upon its scenic and rustic environs, and looking to raise my family with two children in a calm and tranquil countryside setting. I was aware of the excessive and "over the speed limit" traffic at the time of my purchase, however made the decision to purchase based upon the Stoney Creek designation as a rural and rustic road in 1990, and that traffic levels would also continue status quo. Much to my dismay, I learned from community members of a potential plan that if adopted, would upset the already overloaded traffic and educational considerations, as well as threaten the sensitive environmental and historical qualities of a treasured County community and asset.

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Sincerely,


Douglas Frederick

President

Vir2L Studios Inc.

a ZeniMax Media company

www.Vir2L.com

1370 Piccard Drive - Suite 120

Rockville, MD 20850

T 301.948.2200

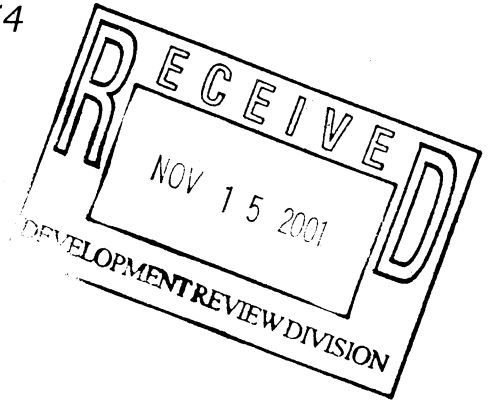
F 301.948.2253

#19

Michelle Baldwin
12311 Stoney Creek Road
Potomac, Maryland 20854

November 2, 2001

Mr. Malcolm Shaneman
Montgomery County Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



Re: T.C. Thomson Property 1-87272

Dear Mr. Shaneman:

Due to the current problems with the mail, I would like both telephone and mail notice of any and all activity including but not limited to meetings, discussions, emails, and/or further plans for MNC-P&PC file number 1-87272.

My telephone number is (301) 467-5844 and my address is listed above.

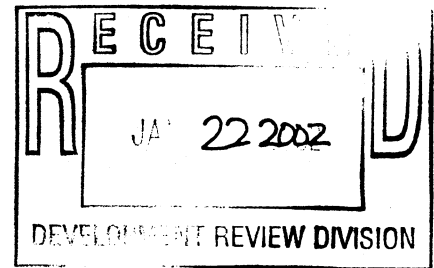
Kindest regards,

A handwritten signature in cursive script that reads "Michelle Baldwin".

Michelle Baldwin

January 7, 2002

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Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910



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8. The northwest region of Potomac has always maintained a semi-rural character, and distinguishes it from the suburban sprawl such as seen in Virginia. Further, the Thompson farm has a long history as a horse center. The current Thompson proposal fails to adequately address concerns for requirements related to the nature of the fencing to maintain the overall character of what remains of Potomac's historic horse county. In addition, every year, this property attracts a cross section of people to the pumpkin fields for Halloween. Again, it would be a great loss to the county to approve a plan that did not try and maintain some of the character of this property. A plan that preserves the horse barns, corrals, and continues the equestrian character of the property, such as has been created with Merry Go Round property, as well as maintains the seasonal pumpkin patch could be established by lower density and more properly planned housing.

In conclusion, we believe that each of the above issues will require a significant amount of study to assure a well-planned process for potential development of the Thompson property and that to address these issues a plan that has substantially less housing density needs to be considered or alternative uses for the property developed.

The community would like to get some assurance from the Planning Board that adequate time will be made available to research these issues and that the communities view will be taken into account prior to action by the Planning Commission taking any action to approved the currently submitted proposed plan.

Sincerely,

A handwritten signature in black ink, appearing to be "John M. ...", written over a horizontal line.

#9

*Michelle and George Baldwin
12311 Stoney Creek Road
Potomac, MD 20854
301-467-5844*

November 24, 2001

Mr. Malcolm Shaneman
Montgomery County Park & Planning
8787 Georgia Avenue
Silver Spring, MD 20910

re Preliminary Plan Number 1-87272
T.C. Thompson Property

Dear Mr. Shaneman:

We recently received notification that the Thompson's were again applying for preliminary subdivision acceptance for their property on Stoney Creek Road.

Stoney Creek Road has been designated as an interim rustic road with the recommendation to be included in the new master plan as a permanent rustic road. I am concerned that the development of the Thompson property would greatly change the feel of Stoney Creek Road and thereby take away the reasons for designating it as a rustic road in the beginning.

The rustic designation has been issued to, in part, protect the natural beauty of the subregion's roads. The roads were specifically chosen due to their natural, agricultural or historic features. The roads have a low volume of traffic and are predominately for local use. The roads have features such as vistas of farm fields and rural landscapes. The roads have a history of vehicle and pedestrian accidents which does not suggest unsafe conditions. Stoney Creek Road currently has all of these and that is why it was designated as an interim rustic road

It does not make sense to me that the county would recognize Stoney Creek Road as one of its remaining rural treasures and then allow 38 new homes to be built on it, increasing traffic by approximately 400 vehicles per day. Stoney Creek Road is only 1.4 miles long; hardly long enough to add this great amount of traffic.

It does not make sense to me that the county would recognize Stoney Creek Road as one of its remaining treasures and then allow 6 houses to be built bordering Stoney Creek Road. This would remove the outstanding vistas of farm fields and rural landscape currently seen on that side of Stoney Creek Road.

It does not make sense to me that the county would allow for an additional 60 – 80 students into Potomac Elementary School when the school is already overcrowded by 200 students and students are studying in hallways and trailers.

It does not make sense to me that the county would allow an additional subdivision to exit out only to Stoney Creek Road adding to the high probability this will tremendously increase traffic accidents and unsafe conditions on Stoney Creek Road.

The county is already allowing a tremendous amount of growth close to Stoney Creek Road on Route 28. There is not a shortage of houses in the Potomac, North Potomac, Gaithersburg area.

After reviewing the proposed subdivision plans, I have the following questions and concerns:

What protection will be given to the pipeline that runs through the property? It appears quite a few of the proposed homes and wells run very close to the pipeline. The pipeline is not clearly shown on the preliminary subdivision plans.

There are 9 proposed lots that require easement to neighboring lots for their septic field. It is my understanding that this is not allowed in upcounty and it is also not allowed in Potomac.

There are 11 proposed lots that have either the house or the septic field touching or within the stream buffers.

It appears that Caroline Lane Road travels through the stream valley buffer.

It appears that proposed lots 132 and 131 septic fields drain into 12311 Stoney Creek Road's existing pond. The pond is home to snapping turtles, wood ducks, blue herons, woodpeckers, large mouth bass, catfish, blue gill and much more wildlife.

The area listed as meeting the forest conservation law is also the same area proposed for "future development". This clearly appears to be in conflict and trying to "have your cake and eat it too."

We did not see the storm drainage designated (in accordance with Montgomery County DOT's Storm Drainage Requirements) in the preliminary subdivision plans.

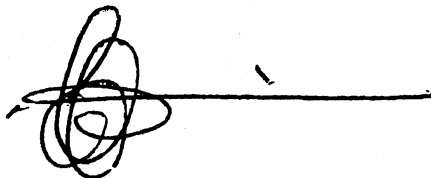
Most of Stoney Creek Road lies well within the one mile conservation area, from the banks of the Potomac River in land established by the master plan for the Potomac subregion. Developing the land would be in deep conflict with all the county's published environmental goals.

There are fewer and fewer roads that in Montgomery County that have the natural beauty and "country" feeling that Stoney Creek still has. By designating Stoney Creek Road as a "rustic road", Montgomery County declared its commitment to keep it beautiful. Developing the Thompson property would directly conflict with the county's stated plans for Stoney Creek Road.

I look forward to hearing from you or whomever has been assigned responsibility to evaluate this proposed subdivision.

Regards,


Michelle and George Baldwin



November 14, 2001

Maryland National Capital Park & Planning Commission
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

RE: T.C. Thompson Property MNC – P&PC File # 1-87272

Dear Development Review Division:

Benning & Associates, Inc. notified us on or about November 2, 2001 that a subdivision application to build 38 homes was recently filed for the Thompson Property on Stoney Creek Road in Potomac. We oppose the preliminary plans because of significant concerns over it's overall impact on the rural charm of the area, conservation and environmental issues, overcrowding in the schools, and obvious aggravation of the already complicated transportation issues in this area:

1. On or about 1990 the County Council designated Stoney Creek as a Rural and Rustic road. The status of this road has been supported by the county and is part of the new draft of the Potomac Subregion Master Plan. The Rustic Roads Program was intended to serve agricultural areas and blend into the farm community, establishing a rural character distinct from that of the developed down county and developing corridor cities. The rural charm, beautiful hilly woods, streambeds teeming with wildlife and scenic horse farms are what attracted most residents to the Stoney Creek and Glen Road areas. The proposed development would disturb the wildlife and vegetation of a 100-year floodplain and destroy gently rolling hills which have been used for farming and grazing
2. The vegetation of rustic roads often supports endangered ecosystems and native wildlife. The Stoney Creek area currently has abundant wildflowers, many woodland birds, fox, muskrat and herds of deer. The rules governing the preservation of rustic roads prohibit the destruction of forestation and other natural habitat adjacent to such roads if it will disturb these environmentally sensitive areas. This development would not only destroy nearly 100 acres which has been historically horse country and a pumpkin farm, it appears that brush has already been cleared where the proposed road may enter Stoney Creek. We are extremely concerned that the new road and any homes adjacent to Stoney Creek will require far more destruction of the rural atmosphere of this historic rural road and turn it into the suburbia of Avenel.
3. The plan outlined for the Thompson property that proposes 38 additional houses is far beyond the capacity of Stoney Creek Road to safely handle. Rural roads are required to meet criteria that do not suggest unsafe conditions. Each new road entry onto Stoney Creek incrementally increases the risk for traffic accidents, not to mention the addition of probably a hundred new vehicles traveling on Stoney Creek. In addition, capacity for River Road to handle traffic is already exceeded during morning commute, with significant delays to turn from Stoney Creek Road on to River and then additional significant delay to drive on River to the junction of Falls Road. The addition of this many houses is contrary to the current plan to maintain Stoney Creek Roads rustic status and to minimize the expansions required for River Road.
4. The proposed development would tax an already unbearable overcrowding problem in the local Elementary schools. Specifically, Potomac Elementary School is already far beyond its capacity to handle the current student load, with many students situated in trailers outside of the school. Potomac Elementary has a capacity for 488 students, and already has an enrollment of 653 students, and is the third most overcrowded elementary school in Montgomery County. At this point, the school has nine portable classrooms-because of the

sheer number of students- and nearly 250 children are forced to walk into the school to the bathrooms through paths with no security, to which any stranger driving through the parking lot has access. Several of the classes are held in storage closets. Potomac Elementary School is not even slated for an addition until 2007 and even then simply would have no ability to handle 38 unanticipated additional households from the Thompson project. Prior county planning may not have anticipated the additional burden Palintine and other new developments feeding our school district would create. We request that the Thompson project be denied or delayed until these school issues are resolved or addressed.

5. There are significant watershed issues that already exist on the Thompson property that effect properties to the west and south as well as the stream to the east. None of these issues are adequately addressed in the plan submitted.
6. The Thompson plan does not appear to comply with forest conservation regulations.
7. Despite the fact that all residents along Stoney Creek Road will be affected by this plan, only a limited number of properties directly around the property have been notified. We have discussed the Thomson proposal with a number of residents who were unaware of the plan and many indicated a desire to communicate their opposition or concerns to the Planning Board but did not have adequate information. We believe that it is the responsibility of Benning & Associates to notify all of the residents along Stoney Creek Road, Bracken Hill Lane, Wetherfield Lane and Court, and Meadow Farm Road to assure that everyone potentially affected by this proposal has an opportunity to address the issues raised by this plan. At this point, the developer has notified only directly adjacent properties, not those affected by water run-off, traffic, overcrowded schools and altering the rural nature of Stoney Creek.
8. The northwest region of Potomac has always maintained a semi-rural character, and distinguishes it from the suburban sprawl such as seen in Virginia. Further, the Thompson farm has a long history as a horse center. The current Thompson proposal fails to adequately address concerns for requirements related to the nature of the fencing to maintain the overall character of what remains of Potomac's historic horse county. In addition, every year, this property attracts a cross section of people to the pumpkin fields for Halloween. Again, it would be a great loss to the county to approve a plan that did not try and maintain some of the character of this property. A plan that preserves the horse barns, corrals, and continues the equestrian character of the property, such as has been created with Merry Go Round property, as well as maintains the seasonal pumpkin patch could be established by lower density and more properly planned housing.

In conclusion, we believe that each of the above issues will require a significant amount of study to assure a well-planned process for potential development of the Thompson property. We also believe that a substantial number of residents along Stoney Creek between River Road and Travilah Road share these and other concerns and a majority of residents will be working together to oppose the current plan. We plan to file additional documents regarding the proposed plan and would like to get some assurance from the Planning Board that adequate time will be made available to research these issues and file additional documents.

Sincerely,



Doug and Angela Dolginow
12307 Stoney Creek Road
Potomac, Maryland 20854
301-926-4230
ydd@earthlink.net