



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 23, 2004

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

Judy Daniel, Rural Team Leader *JD*  
Community-Based Planning Division

**FROM:** Maria Martin, Planner Coordinator, Rural Team  
Community-Based Planning Division (301/495-4734)

**SUBJECT:** Rustic Roads Functional Master Plan, the Clarksburg Master Plan  
& Hyattstown Special Study Area, the Boyds Master Plan and the  
Gaithersburg Vicinity Master Plan Amendment

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**STAFF RECOMMENDATION:** APPROVAL of Resolution No. 04-02 for Adoption for  
Transmission to Full Commission

**BACKGROUND**

For your review and approval, attached is the Montgomery County Planning Board Resolution No. 04-02 to adopt the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan, and the Gaithersburg Vicinity Master Plan Amendment. For your information, also attached is the Montgomery County Council Resolution No. 15-518, dated February 24, 2004, that approved the Master Plan amendment.

MAM:ha: g:\martin\PB Resolutions for RRDs  
Attachments



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB NO. 04-02  
M-NCPPC NO. 04-05

## RESOLUTION

WHEREAS. The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince Georges Counties; and

WHEREAS. the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County code, Chapter 33A, held a duly advertised public hearing on November 21, 2002, on the Public Hearing Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment; also being an amendment to the Master Plan of Highways within Montgomery County, as amended and to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince Georges Counties; and

WHEREAS. the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on December 27, 2002, approved the Planning Board Draft of the proposed Plan Amendment, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendations and analysis; and

WHEREAS. the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment and forwarded those recommendations with a fiscal analysis to the District Council on March 18, 2003; and

WHEREAS. the District Council, on February 24, 2004, approved the Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment subject to modifications and revisions set forth in Council Resolution #15-518; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment, being also an amendment to Master Plan of Highways within Montgomery County and to the General Plan for

the Physical Development of the Maryland-Washington Regional District within Montgomery and Prince Georges Counties as approved with revisions and modifications by the Montgomery County District Council in the attached Council Resolution #15-518; and

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

Resolution: 15-518  
Introduced: February 24, 2004  
Adopted: February 24, 2004

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

By District Council

**SUBJECT:** Approval of Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment

**Background**

On December 27, 2002, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment.

The Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment amends the Master Plan of Highways within Montgomery County, as amended; the Rustic Roads Functional Master Plan, December 1996, as amended; the Functional Master Plan for the Preservation of Agriculture and Rural Open Space, October 1980, as amended; the Damascus Master Plan, June 1982, as amended; the Clarksburg Master Plan & Hyattstown Special Study Area, June 1994, as amended; the Boyds Master Plan, February 1985, as amended; the Gaithersburg Vicinity Master Plan, January 1985, as amended; and the General Plan (on Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended.

On March 18, 2003, the County Executive transmitted to the County Council comments concerning the Planning Board Draft amendment with a fiscal analysis.

On June 3, 2003, the County Council held a public hearing regarding the Planning Board Draft Amendment. The Amendment was referred to the Transportation and Environment Committee for review and recommendation.

On June 26, 2003, the Transportation and Environment Committee held a worksession to review the issues raised in connection with the Planning Board Draft Amendment. The Committee forwarded the Draft Master Plan Amendment without revisions.

On July 8, 2003, the County Council reviewed the Planning Board Draft Amendment and the recommendations of the Transportation and Environment Committee without revision.

On July 15, 2003, the County Council authorized a second public hearing to review the classification of Piedmont Road and White Ground Road and adopted Resolution 15-269 to extend the deadline for action on the Draft Master Plan Amendment to October 26, 2003.

On September 9, 2003, the County Council held a public hearing regarding the White Ground Road and Piedmont Road. The Council requested Planning Board's recommendation on these roads by the close of the record on September 29, 2003. These roads were referred to the Transportation and Environment Committee for review and recommendation.

On September 25, 2003, the Montgomery County Planning Board reviewed the classification of White Ground Road and Piedmont Road.

On October 9, 2003, the Transportation and Environment Committee held a worksession to review the classification of Piedmont Road and White Ground Road. The Committee unanimously recommended White Ground Road be classified as an exceptional rustic road and Piedmont as a country road.

On October 21, 2003, the County Council approved Resolution 15-369 to extend the deadline for action on the Draft Master Plan Amendment to December 26, 2003.

On December 9, 2003, the County Council approved Resolution 15-457 to extend the deadline for action on the Draft Master Plan Amendment to February 23, 2004.

On February 10, 2004, the County Council approved Resolution 15-505 to extend the deadline for action on the Draft Master Plan Amendment to April 23, 2004.

On February 12, 2004, the Transportation and Environment Committee held a worksession and unanimously reaffirmed its earlier recommendation to classify White Ground Road as an exceptional rustic road.

On February 24, 2004, the County Council held a worksession to review the classification of Piedmont Road and White Ground Road. The Council concurred with the Transportation and Environment Committee's recommendations.

#### Action

The County Council of Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment, dated December 2002, is approved with revisions. Council revisions to the Planning Board Draft Amendment are identified below. Deletions to the text of the Plan are indicted by [brackets], additions by underscoring.

Page 1, under Purpose and Background revise as follows:

**“PURPOSE OF THE MASTER PLAN AMENDMENT**

The purpose of this Amendment is to evaluate and recommend permanent roadway classification designations for Johnson Drive, Long Corner Road, Mountain View Road, Purdum Road and Warfield Road, all roads listed in the Interim Rustic Roads List, and Slidell Road and Shiloh Church Road at the request of the County Council and the Rustic Roads Advisory Committee. This amendment also reconsidered the existing rustic road classification of Piedmont Road and White Ground Road at the request of the County Council. Figure 1 shows the location of each road.”

Page 6, Figure 2, Road Recommendations: Add Piedmont Road and show as Country Road. Add Grand Elm Street and show as a Country Road. Add Road Recommendation – map 2 with White Ground Road shown as an Exceptional Rustic Road.

Page 7, Table 1, Summary of Criteria Evaluation of Roads Considered for Designation as Rustic Roads, revise as follows:

Add Piedmont Road without bullet to table and add check marks to check traffic volume consistent with rustic road, and accident history does not suggest unsafe conditions.

Add White Ground Road with a bullet to table and add check marks in all columns.

Page 8, Rustic Roads Evaluation chapter, under Description, Evaluation and Recommendation heading, new third paragraph, add the following text:

The Rustic Roads Advisory Committee sent a letter, dated April 15, 2003, to the Montgomery County Council requesting that Piedmont Road be deleted from the Rustic Road Program. The Committee believed that the existing character of Piedmont Road was only marginally rustic and that the proposed developments would further degrade that character. Piedmont Road was classified as a Rustic Road in the 1994 Clarksburg Master Plan and Hyattstown Special Study Area.

During the County Council’s worksession on the rustic roads amendment, consideration was requested to reclassifying White Ground Road from a rustic road to an exceptional rustic road. Citizens who live on or in the area near White Ground Road were concerned about a planned bridge replacement that would make the road more attractive to through truck traffic.

Since the Planning Board Draft of the Rustic Roads Amendment was under consideration by the County Council, the Montgomery County Council on July 15, 2003, authorized a second public hearing to take place on September 9, 2003.

Page 41, Table 2, under Vehicular Accidents/Injuries, last column:

[Eight] Seven or fewer accidents within a five-year period.

Page 41, Table 4, under Accidents and *[Review Standard]*:

Accidents  $\leq$  [8] 7 in 5 years

Page 43, under Rustic Roads Functional Master Plan Approved and Adopted December 1996 revise as follows:

Page 19, Chapter 4, Traffic Carrying Roads:

This Master Plan changes those roadway classifications to a system more appropriate for the retention of farmland with very minimal future development. For example, White Ground Road, which is a lightly traveled rural road running between MD 28 and MD 117, was identified in the previous plan as a major highway with a realignment to conform to major highway alignment standards. This Master Plan recommends that White Ground Road be classified as an exceptional rustic road.

Page 30, Chapter 4, Traffic Carrying Roads, D. Recommendations, 4. Roadway Network:

The Study Area contains one short segment of a major highway — Darnestown Road (MD 28) from the Planning Area boundary to Whites Ferry Road (MD 107) which is recommended to remain a major highway. Whites Ferry Road (MD 107) from MD 28 to Poolesville, and Darnestown Road (MD 28) from its intersection with MD 107 to the County line, are being recommended for reclassification from major highways to country arterials. White Ground Road, which, in the 1980 Plan is classified as a major highway, is being recommended for designation as an exceptional rustic road. The other arterials in the Master Plan Area will have a classification change from arterial to country arterial.

Page 46, Chapter 5, Rustic Roads, Figure 15, Recommended Rustic Roads – map1: Show White Ground Road as an Exceptional Rustic Road.

Page 50, Chapter 5, Rustic Roads, Table 2, Summary of Criteria Evaluation of Roads Considered for Designation as Rustic Roads:

Show White Ground Road as an Exceptional Rustic Road, with check marks under the columns titled ‘Significant contribution to natural, agricultural, or

historic characteristics,’ ‘Unusual features,’ and ‘Negatively affected by modifications.’

Page 94, Chapter 5, Rustic Roads, Hoyles Mill Road:

**Driving Experience:**

... from White Ground Road (an exceptional rustic road) near ...

Page 95, Figure 38: Label White Ground Road as ‘(Exceptional Rustic).’

Page 124, Chapter 5, Rustic Roads, Old Bucklodge Lane:

**Driving Experience:**

The road is under extensive tree canopy at White Ground Road (an exceptional rustic road).

Page 125, Figure 53: Label White Ground Road as ‘(Exceptional Rustic).’

Page 146, Chapter 5, Rustic Roads, Schaeffer Road:

**Driving Experience:**

Schaeffer Road connects White Ground Road (an exceptional rustic road) in Boyds with Burdette Lane (a rustic road)....

Page 147, Figure 63: Label White Ground Road as ‘(Exceptional Rustic).’

Page 180, Chapter 5, Rustic Roads, White Ground Road:

**White Ground Road**  
**An Exceptional Rustic Road**

White Ground Road is a rural road with outstanding natural features, interesting farm views and historic value.

Recommended as *an exceptional rustic road*.

**Driving Experience:**

... Just south of Old Bucklodge Lane, the road passes the ruins of a stone house built in the early 1800s by the [Goats] Gotts family who owned the original Buck Lodge tobacco plantation. The house was substantially damaged by fire in 1925....



Page 193, Chapter 6, Roadway Classification, Table 4, under Exceptional Rustic Roads heading:

<u>Master Plan Designation</u>	<u>Name</u>	<u>Limits</u>	<u>Minimum Right-of-Way Widths</u>
E-13	White Ground Road		70'

Page 195, Chapter 6, Roadway Classification, Table 4, under Rustic Roads heading:

<u>Master Plan Designation</u>	<u>Name</u>	<u>Limits</u>	<u>Minimum Right-of-Way Widths</u>
[R-46	White Ground Road		70']

Page 45, under Clarksburg Master Plan & Hyattstown Special Study Area Approved and Adopted June 1994, as Amended, header, revise as follows:

Page 114, Table 7, Highway and Street Classifications in the Clarksburg Master Plan and Hyattstown Special Study Area

<u>Master Plan Roadway Designation</u>	<u>Name</u>	<u>Limits</u>	<u>Number of Travel Lanes<sup>1</sup> Maximum Recommended</u>	<u>Minimum Right-of-Way Widths<sup>2</sup></u>
<u>Rustic Roads</u>				
[R-5	Piedmont Road <sup>3</sup>	Stringtown Road to Hawkes Road	N/A	70']
<u>Country Roads</u>				
CR-2	Piedmont Road <sup>3</sup>	Grand Elm Street to Skylark Road	N/A	60'

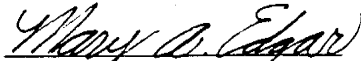
<sup>3</sup>Realignment of Piedmont Road is recommended to allow appropriate distance from the A-305/Stringtown Road intersection.

CR-3	Piedmont Road	Skylark Road to Hawkes Road <sup>3</sup>	N/A	70'
CR-4	Grand Elm Street	A-305 to Piedmont Road	N/A	60' "

## General

All figures and table are to be revised where appropriate to reflect County Council changes to the Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment. The text is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions to the County Council. All identifying references pertain to the Planning Board Draft for the Rustic Roads Functional Master Plan, the Clarksburg Master Plan & Hyattstown Special Study Area, the Boyds Master Plan and the Gaithersburg Vicinity Master Plan Amendment, dated December 2002.

This is a correct copy of Council action.



Mary A. Edgar, CMC  
Clerk of the Council