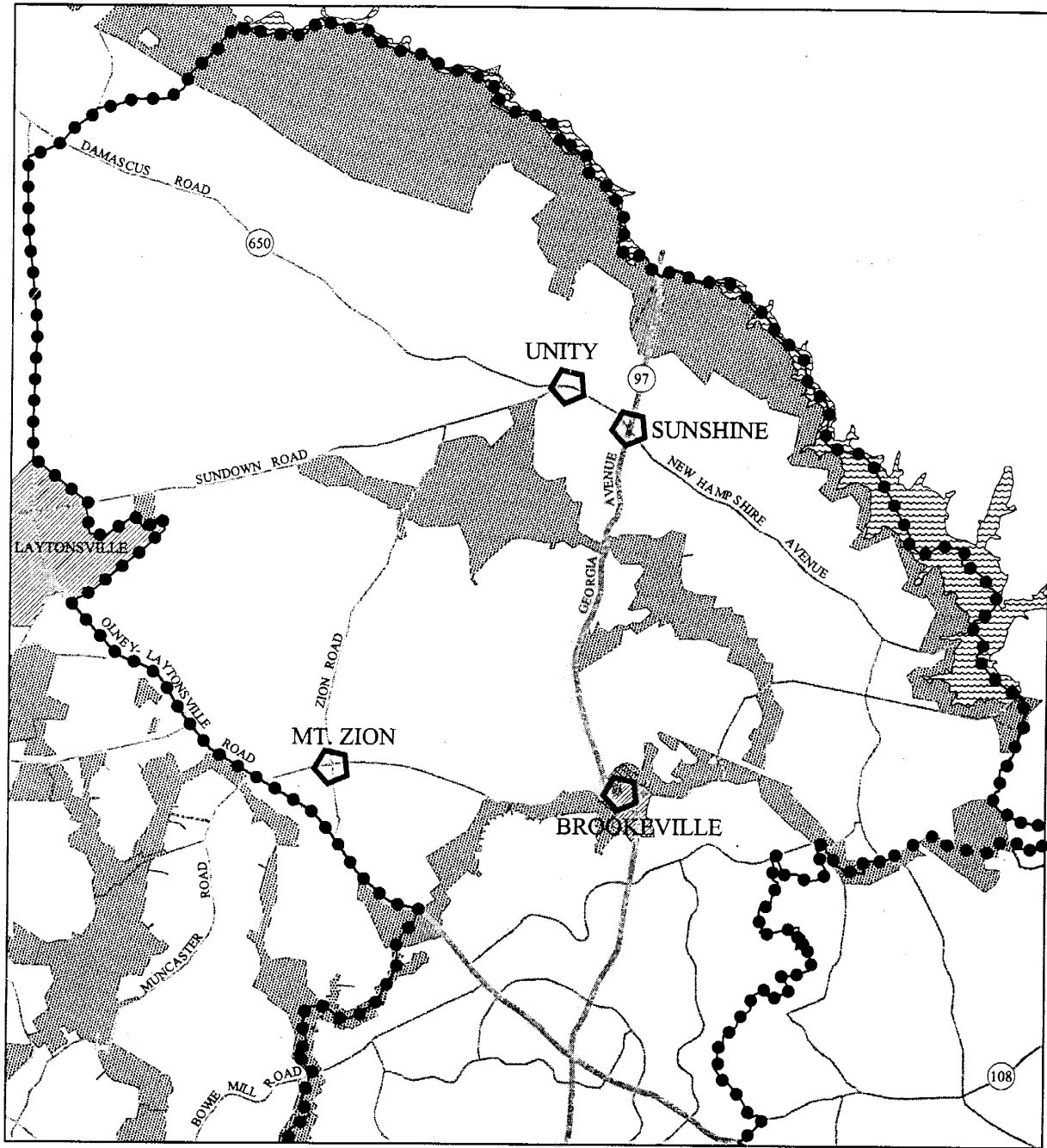






Rural Communities



-  Rural Communities
-  Parkland
-  Incorporated Areas
-  Master Plan Area Boundary



SOUTHEAST QUADRANT

The 1980 Master Plan envisioned the Southeast Quadrant of Olney as a transitional agricultural area. It gave the property owners the option to develop on community water and septic in the RE-2 Zone, or rezone to five-acre densities (RC or LDRC) on community water and sewer if feasible. Some properties have utilized the sewer/cluster option and the area today is a mix of RE-2, RC and LDRC Zones. Over the past 20 years, it has become less agricultural and some of the remaining large properties are being planned for residential development.

Batchellors Forest Road—the only through road in this quadrant—is a two-lane road with 90-degree turns, narrow pavement, and constrained right-of-way with limited sight lines around sharp curves and trees. In 1996, it was designated as an Interim Rustic Road by the Rustic Roads Functional Master Plan. Despite some gaps along its entire stretch, this road has visual character and other attributes to qualify it as a Rustic Road and should be designated as such, precluding any change or improvement that may alter the character of the road (see the Transportation Chapter for more detailed discussion and recommendations).

The Southeast Quadrant contains significant environmental resources including the headwaters of the Northwest Branch. Most of the larger parcels along the stream valleys have already been subdivided and developed. The remaining vacant and redevelopable large parcels are scattered along Batchellors Forest Road, precluding the possibility of a large contiguous open space system in public ownership if park dedication were proposed on future subdivisions. The significant green infrastructure in this area should therefore be protected through conservation easements on key resource areas, especially along streams. This open space will remain in private ownership, with additional stewardship provided by private land trusts, such as the Greater Sandy Spring Green Space, Inc., private landowners, and public conservation easements.

In the Southeast Quadrant, existing sewer lines should be used to cluster development and save large areas of forest along streams and headwaters. New sewer lines should not be extended along tributaries in the western portion of the Batchellors Forest tributary above the Intercounty Connector (ICC) right-of-way because environmental benefits would not outweigh the potential impacts to the stream.

A low-density cluster method of development is the best way to establish the green infrastructure and preserve headwaters and significant forests in this area. Some of the redevelopable properties are located near the existing sewer line in the Batchellors Forest tributary stream valley and should be allowed to receive community sewer service if deemed appropriate by the County Council. Those that require disturbance of stream buffers for anything other than lateral connections are not recommended for zoning requiring community sewer service.

All properties of more than five acres currently zoned RE-2 in this quadrant should be rezoned to RNC. Properties of more than 10 acres within the recommended community sewer service envelope (see the Implementation Chapter) should be allowed to develop at

a maximum of 0.33 units per acre on community sewer. Larger properties and assemblage that produce 35 or more units may be required to provide MPDUs at 12.5 percent of the total units at 0.33 units per acre if they are subject to the MPDU law. If these properties are subject to the MPDU law, 0.33 units per acre would be considered the base density, which can be increased to a maximum density of 0.4 units per acre if 22 percent bonus density is achieved for providing 15 percent MPDUs in accordance with Section 25-A of the County Code. Properties outside the recommended sewer envelope should develop on community water and septic with 0.2 units per acre.

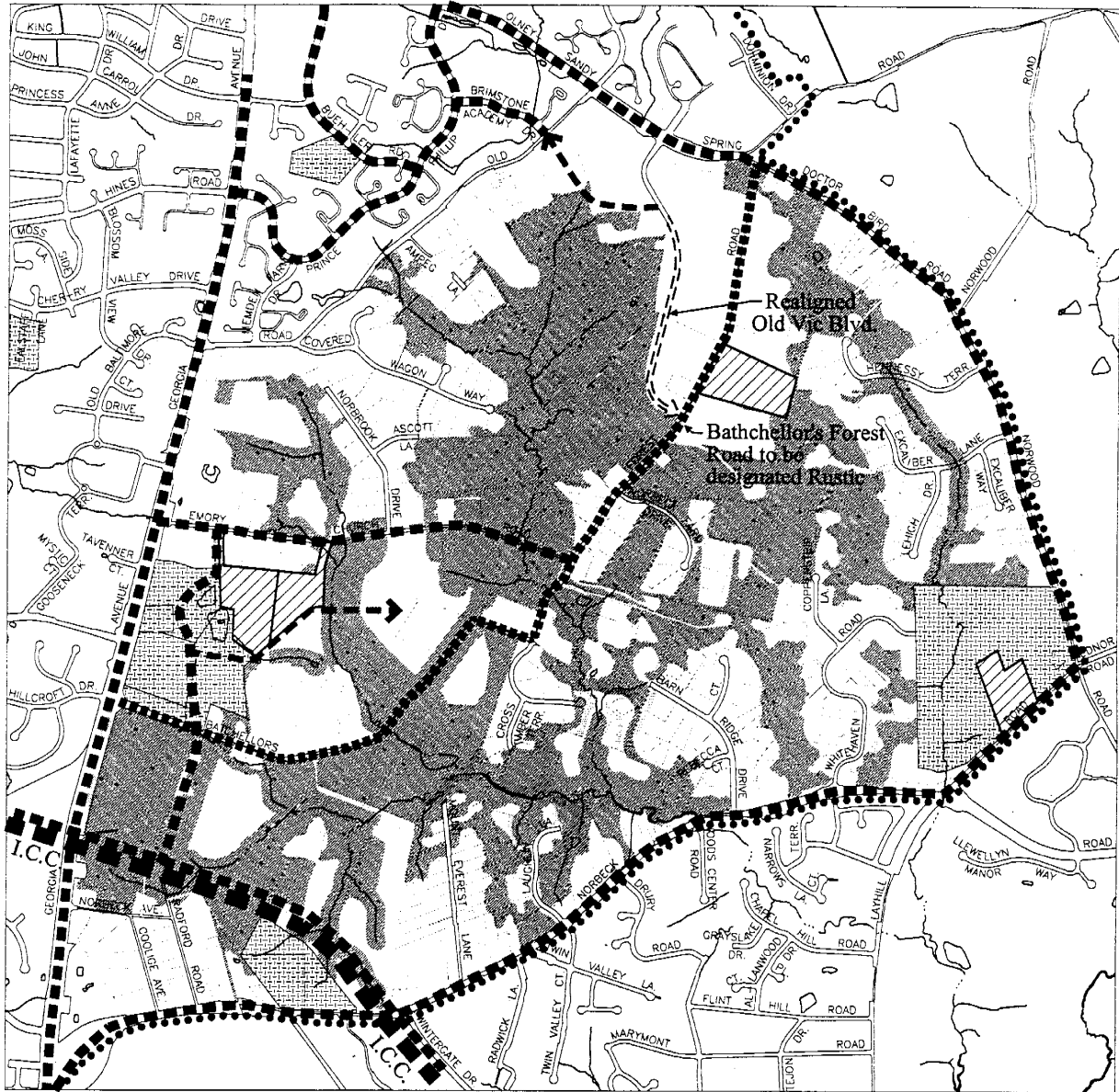
Recommendations for specific properties are included in the Specific Properties section in this chapter.







The four LDRC zoned areas should be rezoned to RNC on community sewer with no more than 0.2 units per acre. The LDRC Zone was created for the Southeast Quadrant and exists only in this area. Rezoning the current LDRC properties to RNC would allow removal of the zone from the Zoning Ordinance. The Plan proposes a zoning text amendment (see Implementation Chapter) to grandfather the existing properties already developed under the LDRC Zone as conforming uses. Any significant expansion or redevelopment of these properties would have to follow the RNC Zone requirements.

Recommendations:

- 1. Preserve open space, streams, significant forests, and the low-density character of the Southeast Quadrant through cluster development, on community sewer where appropriate.**
- 2. Promote a zoning pattern that does not require off-site extensions of sewer mains in the stream valleys of Batchellors Forest tributary.**
- 3. Preserve forest in and around the stream valleys of the Batchellors Forest tributary of Northwest Branch on existing residential properties using forest conservation easements and land banking.**
- 4. Rezone all existing LDRC properties to RNC on community water and sewer with 0.2 units per acre. Delete the current LDRC Zone from the Zoning Ordinance.**
- 5. Restore forested stream buffers and wetlands on properties as they redevelop.**
- 6. Integrate bikeways, walkways and park trails to enhance access to parks and other facilities for pedestrians and cyclists.**

Proposed Southeast Quadrant Concept



-  Parkland
-  Proposed Parkland
-  Potential Bike Path Connections
-  Proposed Master Plan Bikeway Network
-  Planning Area Boundary
-  Public and Private Open Space



Design Guidelines for all RNC properties in the Southeast Quadrant

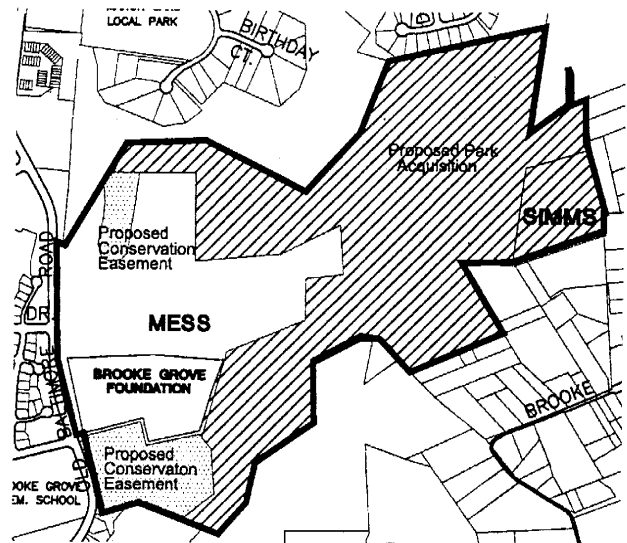
The following design guidelines are proposed for all properties recommended for the RNC Zone.

1. Cluster new houses away from sensitive areas.
2. Minimize the fragmentation of forest by preserving contiguous forest areas covering more than one property.
3. Minimize new driveway entrances on Batchellors Forest Road to preserve its rustic character.
4. Design connections of new access roads to Batchellors Forest Road to be respectful of the rustic character of the road.
5. For properties along Batchellors Forest Road and Georgia Avenue, provide a green buffer of at least 100 feet, outside the master plan right-of-way, to screen views of new houses from the roads.
6. Preserve exceptional vistas of open fields on large properties from Batchellors Forest Road, especially on the Casey, Hyde and Polinger properties.

SPECIFIC PROPERTY RECOMMENDATIONS

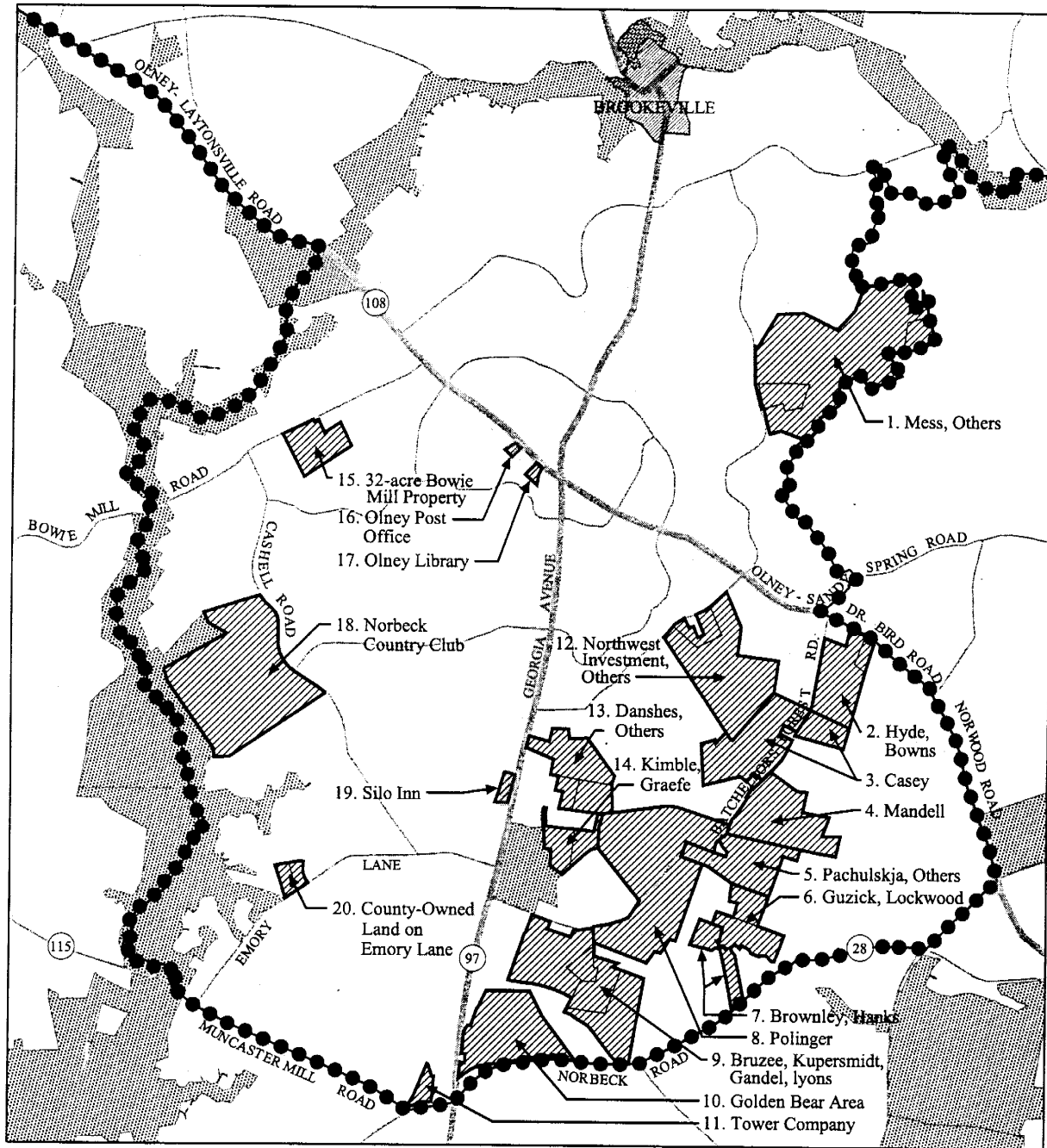
#1 Mess and Other Properties





The 204-acre Mess property, the 15.8-acre Brooke Grove Foundation property within the Mess property, and the 10.6-acre Simms property at the eastern edge of the Mess property, are in the Hawlings River watershed. They are currently zoned RE-2 on community water and septic in the 1980 Master Plan. The Brooke Grove Foundation property, which is developed with an assisted living facility, has sewer as an institutional use. The Mess property has a sewer line running through it, which serves the Dellabrooke subdivision to the northeast of this property.



The eastern portion of the Mess property and all of the Simms property are proposed to be on the Legacy Open Space list of water supply protection and natural resource properties because of their high quality forest resources. The Mess property can absorb all of its potential development on its unforested portion if clustered on community water and sewer. The Simms property cannot be connected to a sewer system by gravity, and any development on this property would fragment the large forest stand. The forested portion of the Mess property should be preserved through land dedication during the subdivision process and the Simms property should be acquired, through dedication or purchase, and kept undisturbed as parkland. Parkland on these properties should provide needed trail linkages in the larger Rachel Carson Greenway.

Specific Properties



-  Specific Properties With Land Use Recommendations
-  Parks
-  Incorporated Areas
-  Master Plan Area Boundary



The Mess property should be rezoned to RNC with 0.33 units per acre on community sewer. The forested portion of the property should be dedicated as parkland under the RNC Zone's rural open space requirements. Any development on the property should provide community access to the park trail proposed on the eastern portion of property recommended for park acquisition.

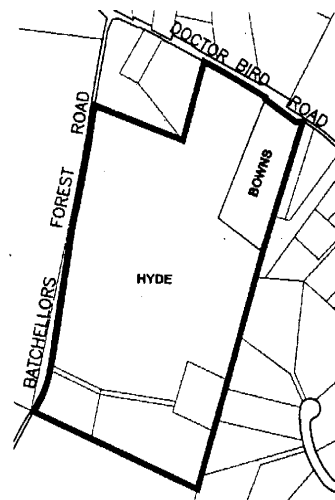
The Simms property should be rezoned to RNC with 0.2 units per acre on community water and septic. However, if this property combines with the Mess property to cluster its permitted housing units on the Mess property, it should be dedicated as parkland and allowed to achieve 0.33 units per acre on sewer. Otherwise, it should be acquired as parkland under the Legacy Open Space Program.

Recommendations:

1. **Rezone the Simms property to RNC with 0.2 units per acre on community water and septic. Acquire the property as parkland through the Legacy Open Space Program. Or, allow 0.33 units per acre on sewer if this property is combined with the Mess property and dedicated as parkland.**
2. **Rezone the Mess and Brooke Grove Foundation properties to RNC on community water and sewer with 0.33 units per acre.**
3. **Acquire as parkland the forested area and stream buffers on the Mess property and confine houses to the open field area.**

#2 *Hyde and Bowns Properties*

The collection of parcels owned by the Hyde family totals approximately 107 acres on both sides of Batchellors Forest Road near its intersection with Dr. Bird Road. Good Counsel High School is planning to relocate from Wheaton to the western half of the property, zoned RC, and has received approval for a preliminary plan of subdivision. The current RC Zone on community water and sewer for the western portion should remain unchanged.



The approximately 49-acre portion of the property on the east side of Batchellors Forest Road is currently zoned RE-2 and contains some forest and headwaters of the Batchellors Forest East tributary. The feasibility of providing public sewer through gravity to this property should be determined at the time of subdivision. The property should be placed in the recommended sewer envelope. However, putting it in the sewer envelope would not automatically entitle this property to development on public sewer. If the County Council approves public sewer for this property, it should be allowed 0.33 units per acre.

The 6.0-acre Bowns property on Dr. Bird Road is currently zoned RE-2 with no access to community sewer. It should be rezoned to the RNC Zone on community water and septic with 0.2 units per acre.

Recommendations:

1. **Retain the current RC Zone on community water and sewer with 0.2 units per acre for the western portion of the Hyde property.**
2. **Rezone the eastern portion of the Hyde property to RNC on community water and sewer, if feasible, with 0.33 units per acre.**
3. **Rezone the 6.0-acre Bowns property on Dr. Bird Road from RE-2 to RNC on community water and septic with 0.2 units per acre.**

#3 Casey Property

This approximately 93-acre property is located on both sides of Batchellors Forest Road. A 17.2-acre portion is located adjacent to Farquhar Middle School on the east side of Batchellors Forest Road and is currently zoned RE-2. The remaining 75.4 acres are located on the west side of Batchellors Forest Road, also zoned RE-2. Under the 1980 Master Plan, this property could be eligible for sewer service if it were rezoned to LDRC.

Analysis of recreation resources in Olney, included in the *Park and Trail Analysis for the Olney Planning Area*, indicates that three additional ballfields are needed in the area (see the Parks and Recreation Chapter). The 17.4-acre portion of the property is appropriate for ballfields and possibly other active recreation since it is clear with no significant environmental features, and can share its ballfields and parking area with the adjoining middle school site. Access to the ballfields should be from the Old Vic Boulevard extended and through the middle school property.

This property should be rezoned to RNC with 0.33 units per acre. Permitted density from the 17.4-acre portion should be located on the larger portion of the property on the west side of Batchellors Forest Road and the 17.4-acre portion should be dedicated as parkland for active recreation purposes. Houses should be clustered away from Batchellors Forest Road to preserve the views of open fields along the existing road. Preservation of the rustic character of Batchellors Forest Road and the existing vistas from this road should be explored at the time of subdivision through careful placement of housing clusters in appropriate locations to minimize their visibility from Batchellors Forest Road and other techniques. If the eastern portion is dedicated as parkland, the rural open space requirement of the RNC Zone should be calculated based on the western portion only.

The western portion of the site is recommended to contain a realigned Old Vic Boulevard Extended (P-16, see Transportation Chapter) so that the new road will terminate at Batchellors Forest Road opposite one of the Farquhar Middle School entrances. The right-of-way of the proposed alignment should be dedicated at the time of the subdivision.

Recommendations:

1. **Rezone the Casey property to RNC with 0.33 units per acre.**

2. **Acquire the 17.2-acre portion of the Casey property as a local park for active recreation purposes through dedication at the time of subdivision.**
3. **Coordinate access to the 17.2-acre portion through the middle school site to reduce impact on Batchellors Forest Road.**
4. **Cluster any new development to protect environmental resources and preserve open space and the rustic character of Batchellors Forest Road.**
5. **Require dedication of right-of-way for a realigned Old Vic Boulevard Extended as described in the Transportation Chapter and shown on the map of proposed roadway classifications in the Transportation Chapter.**

#4 Mandell Property

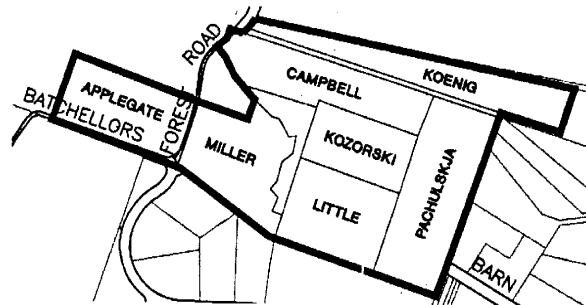
This 72.4-acre property is zoned LDRC and has already been developed as Norbeck Farms subdivision. The Plan recommends rezoning all existing LDRC zoned properties to the RNC Zone on community water and sewer with no more than one unit per five acres. Although this property has only 60 percent of its total tract area as open space—less than the minimum 65 percent required under the optional method of development in the RNC Zone—the existing subdivision should be considered conforming for the purposes of complying with the Zoning Ordinance. Any future redevelopment of the individual lots must conform to the development standards of the RNC Zone.

Recommendation:

Rezone the Mandell property to RNC on community sewer with 0.2 units per acre.

#5 Pachulskja and Other Properties

This group of eight properties, currently zoned RE-2, totals approximately 52.6 acres and includes: Applegate, 6.63 acres, Campbell 7.5 acres; Koenig 7.2 acres; Kozorski, 4.79 and 2.19 acres; Little, 6.89 acres; Miller 7.25 acres; and Pachulskja, 10.2 acres. These properties are in the sewer envelope and should be rezoned to RNC on community sewer. If some or all of them were to create an assemblage of 10 acres or more, they would be allowed to develop at 0.33 units per acre on community sewer under the optional method of development. Otherwise, they would be limited to 0.2 units per acre on septic.



Recommendation:

Rezone Pachulskja and other adjacent properties shown in the map to RNC. Properties of more than ten acres would be able to develop on community sewer with 0.33 units per acre.

#6 *Guzick and Lockwood Properties*

The 15.3-acre Guzick and 26.9-acre Lockwood properties are zoned LDRC and approved for development on community sewer at one unit per five acres. Consistent with the Plan's recommendation for all LDRC zoned properties, they should be rezoned to RNC with one unit per five acres on community sewer. The existing subdivision should be considered conforming for the purposes of complying with the Zoning Ordinance. Any future redevelopment of the individual lots must conform to the development standards of the RNC Zone.

Recommendation:

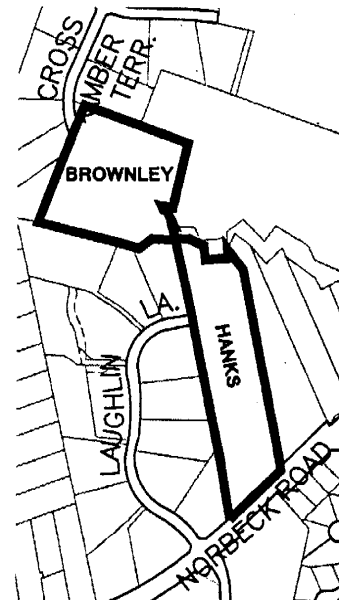
Rezone the Guzick and Lockwood properties to the RNC Zone on community sewer with 0.2 units per acre.

#7 *Brownley and Hanks Properties*

The 9.67-acre Brownley and the 10.7-acre Hanks properties are currently zoned RE-2. Since they are included in the proposed community sewer service area, these two properties should be rezoned to RNC with 0.33 units per acre on community sewer. The Brownley property can achieve 0.33 units per acre only if it combines with Hanks or another property to have more than 10 acres needed to be eligible for optional method of development under the RNC Zone.

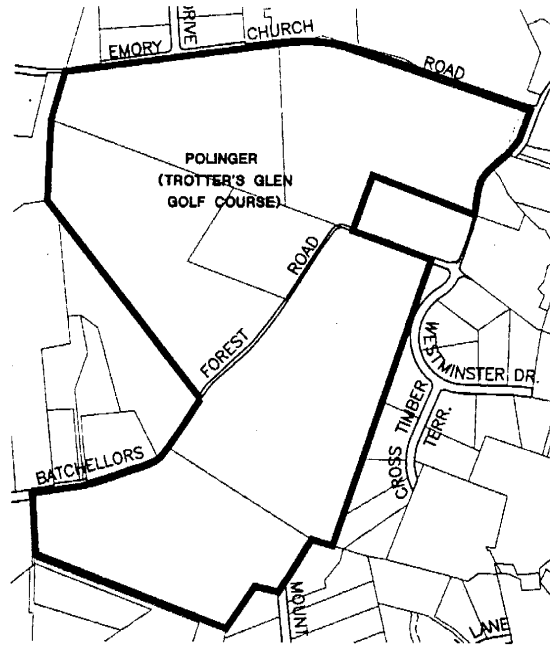
Recommendation:

Rezone the Brownley and Hanks properties to RNC on community sewer with 0.33 units per acre.



#8 Polinger Property

This property comprises five parcels on both sides of Batchellors Forest Road and totals approximately 176 acres. It is currently zoned RE-2 and is mostly open land with a golf course (Trotters Glen Golf Course), a residence, and a bed-and-breakfast near the intersection of Batchellors Forest Road and the unimproved right-of-way of Emory Church Road. The Batchellors Forest tributary of the Northwest Branch stream system runs through the lower portion of the property; the environmental buffer area is currently part of the golf course. There is a small forest on the northeastern part of the property. It is eligible for sewer under the 1980 Plan if it were rezoned to LDRC, which would allow a maximum density of one unit per five acres. The northeastern portion of the property can be sewered by gravity to the existing sewer main in the Batchellors Forest tributary.



A septic large-lot development on this property would negatively impact the rustic character of Batchellors Forest Road and the open space in the Southeast Quadrant. A clustered development would be the best mechanism to create significant open space and protect the rustic character of Batchellors Forest Road. It should be rezoned to RNC on community water and sewer with 0.33 units per acre. Access to new houses should be provided from both Batchellors Forest Road and Emory Church Road. A pedestrian and bikeway connection between Emory Church Road and Batchellors Forest Road should be provided through the property. All new houses should be clustered near the corner of Batchellors Forest Road and Emory Church Road leaving the western and southern portion of the property as rural open space.

Recommendations:

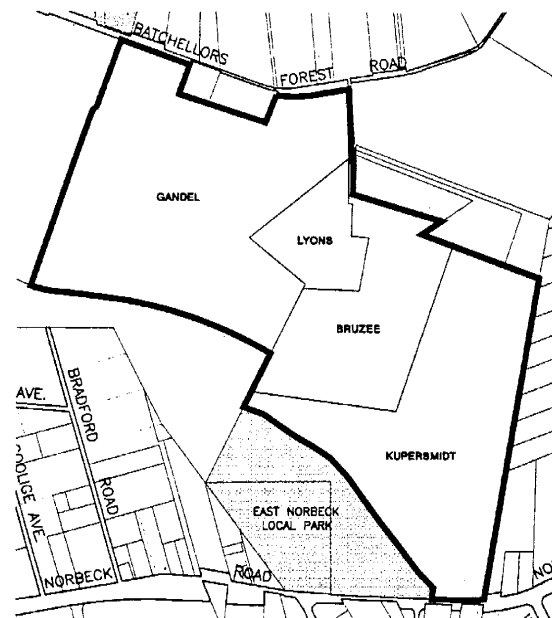
1. **Rezone the Polinger property from RE-2 to RNC on community water and sewer with 0.33 units per acre.**
2. **Cluster development on the northeastern portion of the property, away from the stream valley to the south, to allow for gravity sewer service to the existing sewer mains which traverse the property near the intersection of Batchellors Forest Road and the Emory Church Road right-of-way, eliminating the need for an off-site sewer main extension along the tributary stream valley originating at the Lockwood property.**

3. **Preserve the rustic character of Batchellors Forest Road and the existing vistas on this property through careful placement of housing clusters in appropriate locations and other techniques.**
4. **Provide a pedestrian path between Emory Church Road and Batchellors Forest Road through the property.**
5. **Provide a bike and pedestrian connection from any redevelopment on the Polinger property to the Olney Manor Park.**
6. **Convert some of the existing man-made ponds into naturalized wetland areas where appropriate.**
7. **Convert some of the existing man-made ponds into stormwater management facilities (e.g., upland isolated ponds).**
8. **Require the applicant to reforest all stream valleys on the property as part of redevelopment. If such reforestation exceeds the minimum standards required under the Forest Conservation Law, encourage the use of forest "banking."**

#9 Bruzee, Kupersmidt, Gandel and Lyons Properties

The 24-acre Bruzee, 45.11-acre Kupersmidt, 59-acre Gandel, and the 8.9-acre Lyons properties are currently zoned RE-2 and have significant forest. The ICC master plan right-of-way marks the southern edge of this group of properties. The 8.9-acre Lyons property contains an historic resource, Willow Grove.

Of these properties, only a small southern portion of the Kupersmidt property could possibly be connected by gravity to the existing sewer main in Norbeck Road. The property should be placed in the recommended sewer envelope. However, putting it in the sewer envelope would not automatically entitle this property to development on public sewer. The feasibility of extending sewer to this property would be determined at the time of subdivision. Placing the entire property in the sewer envelope also does not guarantee that all parts of the property would be allowed to have development on public sewer service with the possibility of achieving the full permitted density of 0.33 units per acre.



Other properties in this group cannot be served by gravity sewer and therefore are not recommended to be in the sewer envelope. They should be rezoned to RNC on septic and community water. Lot sizes should be determined by the required septic fields and houses

should be clustered in appropriate areas to maximize open space placed in conservation easement. Any development on the Bruzee property should provide an adequate buffer for the adjoining historic property, Willow Grove.

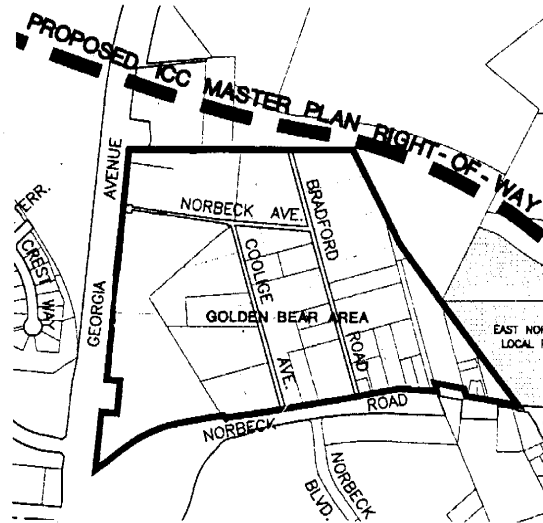
The approximately 59-acre Gandel property, located on the south side of Batchellors Forest Road, is vacant and entirely wooded. It is currently zoned RE-2 and is not eligible for sewer. Extending gravity sewer to this property would require putting a new sewer main in the stream valley, and therefore is not recommended. The preferred option for the Gandel property is preservation in its entirety if possible. The quality of forest on the property is not high enough to justify inclusion on the Legacy Open Space or other conservation programs. This property should be rezoned to RNC and developed on community water and septic with 0.2 units per acre. New development should be clustered in appropriate areas to minimize new imperviousness on site and preserve as much of the existing forest as possible. The western edge of the property would be an appropriate alignment for a hiker/biker path connection from the existing Olney Manor Park to the proposed bike path in the ICC right-of-way.

Recommendation:

- 1. Rezone the Bruzee, Gandel, and Lyons properties from RE-2 to RNC on community water and septic with 0.2 units per acre. Protect the existing forest and stream buffers through conservation easements on individual lots.**
- 2. Preserve a major portion of the existing forest on the Gandel property. If possible, preserve the entire property through transfer of density or purchase as off-set for other projects. If an alternative ICC alignment uses part of the property, the rest of it should be preserved as a mitigation measure.**
- 3. Acquire park dedication on the Gandel property for a trail connection between Olney Manor Park and the proposed bike path/trail in the Intercounty Connector (ICC) right-of-way.**
- 4. Rezone the Kupersmidt property from RE-2 to RNC on sewer with 0.33 units per acre. Cluster new houses in the area near Norbeck Road away from existing streams.**

#10 Golden Bear Area

The area bounded by Georgia Avenue, Norbeck Road, and the ICC right-of-way is approximately 85 acres and comprises some 40 properties, including the Golden Bear Golf Range. It is currently zoned RE-2, and some of the properties have sewer service. Most of the properties are older lots of less than two acres and would require assemblage for redevelopment to occur. East Norbeck Local Park marks the eastern edge of the area and some of the properties along the northern edge are in the right-of-way of the proposed ICC.



The separation of these properties from the rest of the Southeast Quadrant by the proposed ICC right-of-way, the feasibility of sewer service, the absence of any significant environmental or historic resources, easy access to transit service on Georgia Avenue, and the likelihood of assemblage of some of the properties suggest that a higher density development in this area is appropriate. A mix of single-family detached houses, townhouses and multiple-family units with a maximum density of up to seven units per acre would be an appropriate development pattern at this location. Multiple-family units in accordance with the PD-7 controls should be permitted to allow flexibility in creating more public or private open spaces. The additional density should be achieved through the purchase of agricultural Transfer of Development Rights (TDRs). Since the Zoning Ordinance limits the maximum TDR density increase for the RE-2 Zone to TDR 4, the appropriate zone to achieve seven units per acre with TDRs would be R-200/TDR-7.

Any major redevelopment of this area should be designed to create a small neighborhood with a mix of housing types and significant open space for residents as well as an appropriate green buffer from the ICC right-of-way and the MD28/MD97 interchange. Safe and attractive pedestrian access to the Georgia Avenue Busway should be provided. The possibility of a local park in this location should be explored at the time of subdivision. Any new developments at this location should have a direct, internal pedestrian and bicycle connection to the East Norbeck Local Park.

Recommendations:

1. **Rezone the area bounded by Georgia Avenue, Norbeck Road and the ICC right-of-way from RE-2 to R-200/TDR-7 on community water and sewer.**
2. **Connect any new housing development to the East Norbeck Local Park through an internal, direct connection for pedestrians and bicycles.**
3. **Provide appropriate open space and play areas; explore the feasibility of a local park through dedication.**

#11 Tower Company Property

This 10.5-acre property is an outlot of the Small's Nursery subdivision. A large portion of the property is zoned RE-1 while a small part of it is zoned R-200. At the time of subdivision of the adjoining Small's Nursery, the property was removed from the rest of the subdivision with the Planning Board recommendation that it is suitable for a special exception use. The Planning Board also required the developer to dedicate approximately 5.4 acres as parkland for the expansion of the existing Norbeck-Muncaster Mill Neighborhood Park.

The State Highway Administration (SHA) is currently studying a possible interchange at the nearby intersection of Georgia Avenue and Norbeck Road. The preferred alternative takes over about half of the land that was to be dedicated to parkland. If that alternative is pursued, the state should make every effort to buy an equal amount of land from the property owners to make up the full 5.4 acres of the proposed parkland in a slightly different configuration than was anticipated at the time of the subdivision. If this scenario is carried through there would essentially be no land left for the Tower Company to develop.

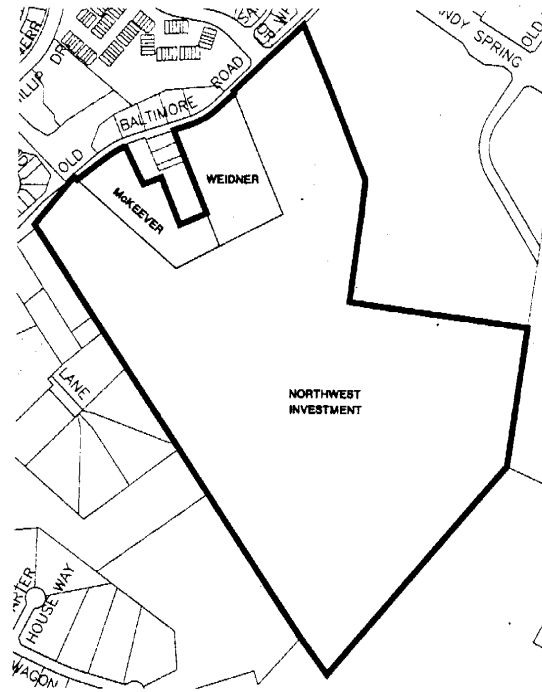
Since there is a strong need for at least 5.4 acres of parkland to augment the existing Norbeck-Muncaster Mill Neighborhood Park, the recommended land use for this property is transportation and parkland. The precise location of the proposed parkland will be determined in conjunction with the SHA study. If for any reason the SHA is not able to acquire all of the remaining portion of the site for parkland, it would be suitable for a small special exception use as originally recommended in the preliminary plan approval of the Small's Nursery subdivision.

Recommendations:

- 1. Maintain the current RE-1/R-200 Zone with community water and sewer for this property.**
- 2. Encourage SHA to acquire and provide parkland on this property to augment the existing Norbeck-Muncaster Mill Road Neighborhood Local Park in exchange for any land used for Norbeck/Georgia interchange project.**
- 3. Support a special exception use on any remaining portion of the property if the interchange project does not occur, or SHA is unable to acquire proposed parkland on the property.**

#12 Northwest Investment, McKeever, and Weidner Properties

The Northwest Investment property, approximately 107 acres between Old Baltimore Road and Batchellors Forest Road, contains the headwaters of the Northwest Branch and significant forest resources. It is currently zoned RC and has access to an existing sewer line. The RNC Zone would be more appropriate zoning for this property since it would allow greater flexibility in minimum lot sizes than the current RC zoning. Even at a slightly higher density of 0.33 units per acre, the RNC Zone would be able to protect a greater amount of existing forest on this property. Houses should be located near and accessed from Old Baltimore Road to save as much of the forested open space on the property as possible. Open space should be preserved as rural open space through conservation easements.



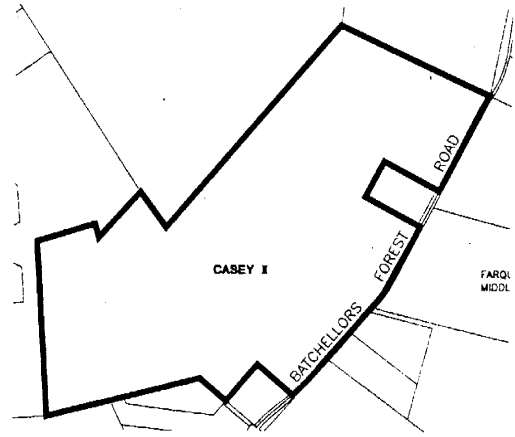
Two smaller properties in this group, McKeever, approximately 5.6 acres, and Weidner, approximately 7.2 acres, are currently zoned RE-2. They should be rezoned to RNC with 0.2 units per acre. If they are combined with the Northwest Investment property, they should be allowed the same maximum density on community sewer as that property.

Recommendations:

- 1. Rezone the Northwest Investment property from the existing RC to the RNC Zone on community water and sewer with 0.33 units per acre. Any housing development must be clustered near Old Baltimore Road to protect environmental resources, including the entire forest stand, on this property.**
- 2. Rezone the McKeever and Weidner properties to RNC on community water and septic with 0.2 units per acre.**

#13 *Danshes and Other Properties*

The 38.6-acre Danshes, the 14.3-acre Doherty, and the 8.0-acre Barnes properties are currently zoned RE-2. Since these properties cannot be served by public sewer through gravity, they are not recommended to be in the public sewer service envelope. Consistent with other similar properties in the Southeast Quadrant, they should be rezoned to RNC on septic systems and community water.



Recommendation:

Rezone the Danshes, Doherty, and Barnes properties to the RNC Zone on community water and septic with 0.2 units per acre.

#14 *Kimble and Graefe Properties*

These two properties are located adjacent to the Olney Manor Park. The 16.4-acre Kimble property abuts the park and is a clear, open field. The 10.4-acre Graefe property is forested and has a stream. The Kimble property should be acquired for expansion of active recreation facilities in the park. All or a portion of the adjoining Graefe property could be acquired for use as a buffer and trails.

Recommendations:

- 1. Rezone the two properties to RNC on septic and community water with 0.2 units per acre.**
- 2. Acquire the Kimble property and all or a portion of the Graefe property as parkland.**

#15 *32-acre County-owned Land on Bowie Mill Road*

This approximately 32-acre property on the south side of Bowie Mill Road was recommended for a high school site in the 1980 Master Plan. The Montgomery County Public Schools (MCPS) later determined that it was not needed for school purposes, surplussed it, and transferred it to the County. It is zoned R-200 and contains a stream but no significant forest.

The public ownership, its location on a major road, and the size of the property make it suitable for a housing development including affordable housing.

Recommendations:

- 1. If the property is not needed for educational purposes, it should be used for affordable housing under the current R-200 zoning for the site.**
- 2. Include open space with an active recreational component as part of any future development on this site. Connect the open space to the adjoining residential community through the proposed network of trails and bikeways in the area.**

#16 *Olney Post Office*

This 1.5-acre site on MD 108 is currently zoned R-60. If the post office relocates to another site, this property should be considered for a public facility use such as a teen center or a police satellite station, among others. The property would be suitable for PD-7, which will be an extension of the current zoning to the south of the property. A town house development or a special exception would also be an appropriate use of the site. The post office should make every reasonable effort to relocate within the Town Center if it needs to move to a bigger site.

Recommendations:

- 1. Retain the Olney Post Office on the current site. If the post office is moved to a bigger site, it should be relocated within the Town Center.**
- 2. If the post office moves to another site, consider the site for a community facility use. The site is also suitable for rezoning to PD-7 for a housing or special exception use.**

#17 *Olney Library*

The Olney Library is currently located on a 2.5-acre, R-60 zoned site. Its program and space needs have grown significantly since it opened at the current location in 1980. If the library is moved to a bigger site it should be relocated within the Town Center, preferably as part of a civic center, and the current site should be used for housing or an appropriate institutional use. The property should also be considered for a civic center/teen center, especially if it is done in conjunction with the adjoining Olney shopping center property. The site is suitable for rezoning to PD-7 (also see Olney Library in the Community Facilities Chapter).

Recommendations:

If the current library relocates to another site the property should be considered for a civic center, other public facilities, or housing. The site is suitable for rezoning to the PD-7 Zone.

#18 Norbeck Country Club

This approximately 198-acre property is located on Cashell Road near the North Branch Stream Valley Park. It is currently zoned RE-1 with sewer service restricted to the existing use, and is improved with the Norbeck Country Club Golf Course. The club has indicated that it has no plans or interest in vacating or redeveloping this property in the foreseeable future.

The continued use of this property as a country club is consistent with the Land Use Plan of the area. If the property is redeveloped to another use, the environmental goals of protecting the water quality of the North Branch suggest that clustering any development away from the stream valley would be the most appropriate pattern with land along the stream valley dedicated as parkland. Since the property has possible access to sewer, it should be rezoned to RNC on community water and sewer with 0.33 units per acre, which is consistent with recommendations for rezoning of some of the properties in this watershed in the Upper Rock Creek Master Plan. A portion of the property adjacent to the Rock Creek Stream Valley Park should be dedicated as parkland with the exact amount and configuration of the potential parkland to be decided at the time of subdivision. Such park dedication would satisfy the requirements for the rural open space under the RNC Zone. Also, the active recreation needs of the area should be analyzed at the time of subdivision and, if deemed appropriate, a portion of the property should be dedicated as a local park.

Recommendations:

- 1. Rezone the Norbeck Country Club from RE-1 to RNC on community water and sewer with 0.33 units per acre.**
- 2. Protect the portion of the property containing the forest buffer, small tributaries, springs, and wetlands, especially those adjacent to the North Branch Stream Valley Park through dedication and conservation easements during the regulatory process.**
- 3. Dedicate a portion of the property as a local park, if need be, at the time of subdivision.**
- 4. Provide bikeway/trail access to the Rock Creek Trail Corridor.**

19 Silo Inn Property

This approximately 3.0-acre property, also known as Martin's Dairy or Higgin's Tavern, comprises two parcels and is currently zoned C-1 and R-200. It is located on the west side of Georgia Avenue, which provides only a right-in/right-out access to this property since a median break for a left turn into or out of the property is not permitted. It includes an historic house designated on the Master Plan of Historic Properties.

The property was originally part of a larger tract of land that was subdivided in 1990 for a residential subdivision in the R-200 Zone, now known as Victoria Springs. The approved plan included a provision for a commercial component of up to 32,000 square feet on the C-1 portion of the property. The commercial use on the site stopped in the early 1990s and the main building was demolished soon afterwards. By 2002, the remaining structures on the property were also demolished. The historic house at the northeast corner of the property still stands.

The property was zoned C-1 in the 1980 Plan to recognize that the property had been used as a tavern and later as a commercial use for a very long time. This was an exception to the 1980 Plan's concept of locating all retail and commercial operations in the Town Center. There have been numerous attempts to develop this property for various uses including a commercial shopping strip, a post office, an Alzheimer's facility, and a neighborhood shopping center. None of the proposals were successful for a variety of reasons, but partly because the commercially zoned portion of the site was too small to accommodate parking for any of the commercial uses proposed. The Zoning Ordinance prohibits putting commercial parking on the R-200 portion of the property. The Alzheimer's proposal could not proceed because it is not permitted, by right or by special exception, in the C-1 Zone.

This property should be rezoned as residential since C-1 in this location is not consistent with the surrounding neighborhood and the Plan's objective to direct all retail and commercial growth into the Town Center. A strip shopping center of any kind at this location would conflict with the Plan's intent to preserve a green, semi-rural, residential character of Georgia Avenue between Norbeck Road and the Town Center. A residential development or a special exception use under the R-200 Zone on a scale that is compatible with Georgia Avenue and the surrounding residential area's character would be appropriate.

Recommendations:

- 1. Rezone the Silo Inn property from C-1 to R-200.**
- 2. Support an appropriate special exception use consistent with the applicable requirements and findings.**

#20 11-acre County Property on Emory Lane

The approximately 11-acre County-owned site on Emory Lane, previously reserved for a proposed Emory Lane Elementary School, comprises two land parcels located partly in the proposed ICC right-of-way. Any portion of the property not used for the ICC right-of-way should be used as mitigation for the ICC right-of-way impacts. If all or a portion of the property, large enough for a housing development, is not used for the ICC, it should be considered for affordable elderly housing.