



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

October 29, 2004

MEMORANDUM

TO: The Montgomery County Planning Board

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

FROM: Judy Daniel, Team Leader, Rural Planning Area (301/495-4559)
Community-Based Planning Division *JD*

SUBJECT: Public Hearing for the Damascus Master Plan

The Public Hearing Draft for the Damascus Master Plan is attached for use during the public hearing on November 4, 2004. As of the date of this report, no correspondence regarding this Draft Master Plan has been received.

The focus of the Damascus Master Plan is to ensure the identity of central Damascus as the heart of the master plan area. Major issues include improving connectivity and cohesiveness, strengthening local retail, and increasing residential opportunities within and near the Town Center, enabling growth appropriate for the town vision, and protecting the surrounding rural areas. Opportunities for additional residential growth outside the Town Center are limited due to infrastructure concerns and to achieve other countywide environmental and housing policy objectives. To implement these goals, the Master Plan includes recommendations to modify some existing zoning to ensure a mixed-use Town Center core, to allow smaller lot clustering in residential areas adjoining the Town Center, to provide some additional TDR receiving sites, and to better protect the character of rural crossroad villages.

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Attachment:
Public Hearing Draft for the Damascus Master Plan