



MEMORANDUM

DATE: November 24, 2004

TO: Montgomery County Planning Board

VIA: Rose G. Krasnow, Chief *RAK*
Development Review Division

FROM: Robert Kronenberg, Planner Coordinator (301-495-2187) *RAK*
Catherine Conlon, Acting Supervisor (301-495-4542) *CC*
Development Review Division

SUBJECT: Fairland Golf Community
Preliminary Plan No. 1-05020 and Site Plan 8-05006

The following information is provided as supplemental documentation to address the questions and concerns raised by the Planning Board and the public who testified at the hearing on November 18, 2004. Staff has presented the question or concern with an appropriate response or assessment on how the issue will be addressed at the December 2, 2004 public hearing.

- Question:** How will the rubble-fill site (Parcel 'X') be cleaned up and remediated, and to what standards?
- Response:** Cleanup of site will be performed by the owner/applicant to Maryland Department of Environment standards for open dump, landfill and refuse disposal sites. Attached is the Administrative Order issued by the State of Maryland, Department of the Environment outlining cleanup procedures on the site. Additional details and recommendations for remediation will be provided by the applicant at the hearing.
- Question:** Is there a transition plan for the golfers who play at Gunpowder Golf Course who will be displaced until the new course is constructed?

Response: Attached is a copy of all of the public golf courses within a 20-mile radius of the existing public Gunpowder Golf Course. Staff will be available to discuss any recommendations for the golfers to use other public courses, including rates and times of play conducive to their present situation.

Question: How are the Park Open Space funds being managed and spent? Is M-NCPPC following the proper guidelines and procedures for the spending of state funds? Should the State of Maryland be listed as a co-applicant in the development plan?

Response: Staff will be available at the December 2, 2004 hearing to answer these questions.

Question: Are there conflicts between public road improvements and public trails, specifically with regard to the interchange and road extension from Old Gunpowder Road and MD198?

Response: Staff will coordinate with the State Highway Administration to identify any potential conflicts with pedestrian circulation. An exhibit identifying the area of conflict will be provided at the hearing.

Request: Provide an overall plan of the Fairland Recreational Park and identify all of the user groups of the trails.

Response: A large-scale exhibit will be provided at the hearing identifying the entire Park boundary and the current user groups as well as the trails and user groups of the proposed development and their connections. Attached with this package is the Fairland Recreation Park Proposed Trail Concept Plan and briefing that was presented to the full Commission on October 20, 2004.

Question: What is the status of approval for the development on the Prince George's County side?

Response: The Prince George's County Planning Board reviewed the Preliminary Plan of Subdivision on November 15, 2001 and adopted the Resolution on January 17, 2002. The plan continues to be valid under the granting of a number of extension requests. The next step in the process requires the applicant to file a Detailed Site Plan for review by the Planning Board. An application has not yet been submitted. Following the approval of a Detailed Site Plan the applicant would file the final plats of Subdivision and could then file for grading and building permits.

There were 120 lots approved on the Preliminary Plan in Prince George's County. The applicant satisfied the recreational requirement through the dedication of land to M-NCPPC in Prince George's County. Staff will provide an exhibit at the hearing showing the overall development in both counties.

Request: Provide an exhibit of the loss or gain and the location of all of the proposed and existing recreational uses.

Response: Staff will provide a table and exhibit that shows the acreage/linear feet loss and gain of existing recreational uses, including trails and facilities, as well as the dedication of proposed trails and facilities.

Request: Provide a table and exhibit of the existing and proposed land ownership and exchange of public and private properties.

Response: Attached is the summary of environmental impacts and mitigation as provided in the memorandum from Environmental Planning in the original staff report.

An overall exhibit and table will be provided at the public hearing identifying the exchange of properties. An exhibit will also be provided that outlines the environmental impacts and restoration efforts that were presented at the previous hearing, including loss of forest, wetlands and stream buffer and the mitigation proposed.

Concern: Question was raised about ingress/egress easement through Mr. Hussman's property (industrial property in Prince George's County) to the golf maintenance building. Adjacent owner believed easement to be temporary.

Response: The applicant will need to provide the documentation for ingress/egress through the industrial site.

Question: Public questioned the appraisal value of the publicly owned properties, specifically the value of the stump dump (Parcel 'X') in relation to the high priority forested areas being cleared for residential development.

Response: The appropriate M-NCPPC staff will address this question at the hearing.