

LAND USE PLAN

Goals:

1. *Reinforce the concept of Olney as a satellite community in the residential and agricultural wedge area.*
2. *Protect the Patuxent watershed including the drinking water reservoir, and agricultural and rural open space.*
3. *Protect the low-density character of the Southeast Quadrant.*
4. *Provide a wide choice of housing types and neighborhoods for people of all income levels and ages at appropriate densities and locations.*

INTRODUCTION

Olney has a well-defined land use pattern that evolved over the past 40 years according to the County's General Plan, the 1980 Master Plan, and other local and regional policies. It is dominated by agricultural and rural open space in the northern portion and a suburban residential area with a range of low to medium densities in the southern portion of the planning area. It experienced significant growth in the past 20 years, most of which was located on the east side of Georgia Avenue south of Gold Mine Road where large tracts of vacant land were available for new development.

Today, there are approximately 8,130 acres of developable land in the entire Master Plan area, which, under current zoning and development controls, have the potential to generate approximately 950 additional housing units for a total build-out of approximately 14,380 units in the entire Master Plan area. Approximately 78 percent of the 8,130 acres of vacant and redevelopable land (6,365 acres) are located in Northern Olney. In Southern Olney most of the vacant undeveloped land is in the Southeast Quadrant, which is currently zoned for a mix of two and five-acre densities.

THE PROPOSED LAND USE PLAN

The proposed Land Use Plan generally maintains the current distribution of land uses and densities in the Master Plan area. It envisions Olney of the future to be a more refined picture of what is there today, and applies the most recent planning and regulatory mechanisms to the few areas that have the potential for redevelopment in the future. It adds up to 400 units in the Town Center to the current remaining capacity of 950 housing units for the entire Master Plan area, for an estimated maximum build-out of 14,780 housing units. Over time, as the population ages, the average size of Olney's household would be closer to the County's 2.64 persons per household and the maximum build-out of 14,780 housing units would result in a total population of 39,000 persons in Olney.

The Town Center, a major component of the proposed Land Use Plan, is discussed as a separate chapter following this one. The Land Use Chapter is organized into five sections:

1. Olney as a Satellite Town, lays out the overall framework which guides the level of jobs and housing growth in the area;

2. Northern Olney, where the original concept of preserving agricultural and rural open space is strengthened by focusing on the protection of water supply and sensitive natural resources;
3. The Southeast Quadrant, where the focus is on low-density character and open space along stream valleys that form the headwaters of the Northwest Branch;
4. The Specific Properties section includes detailed descriptions of individual properties with significant potential for development, and all of the vacant and redevelopable properties in the Southeast Quadrant, and recommends zoning changes and development guidelines for each property; and
5. Protection of existing communities includes guidelines for protecting existing neighborhoods from potential negative impacts of special exceptions.

OLNEY AS A SATELLITE TOWN

Olney is a true satellite community: it has local facilities and services but it relies on the District of Columbia, the I-270 corridor, the I-95 corridor, and other locations for employment, specialty shopping, and regional services. It is not intended to be an independent, self-sufficient entity with enough density and mass to function on its own. This concept has been an important component of land use planning in the area since the 1964 General Plan. Olney is mainly a housing resource and all commercial and community services are meant for local residents. People choose to live here with the knowledge that they may face some inconvenience in getting to larger facilities and services if they want to have the semi-rural suburban life style associated with Olney.

The Olney Master Plan Area, according to Census 2000, has approximately 13,500 housing units (built and approved) and more than 7,500 jobs. The Town Center and Montgomery General Hospital are the two major locations for retail and office employment. Of the approximately 7,500 jobs in the planning area, 3,100 are within the Town Center and the hospital site. The hospital, with close to 1,300 employees, is the largest employer in the area. It is expected to grow about ten percent in the next 10 years.

Reinforcing this satellite town concept requires that the existing level of residential growth be retained while allowing more commercial growth to achieve a better jobs and housing balance. The growth of employment at the Hospital and local retail/services in the Town Center would be consistent with that concept and, therefore, should be strengthened through the proposed Plan. Additional commercial space in the Town Center can be accommodated while maintaining the nature of the Town Center as a local retail and service center.

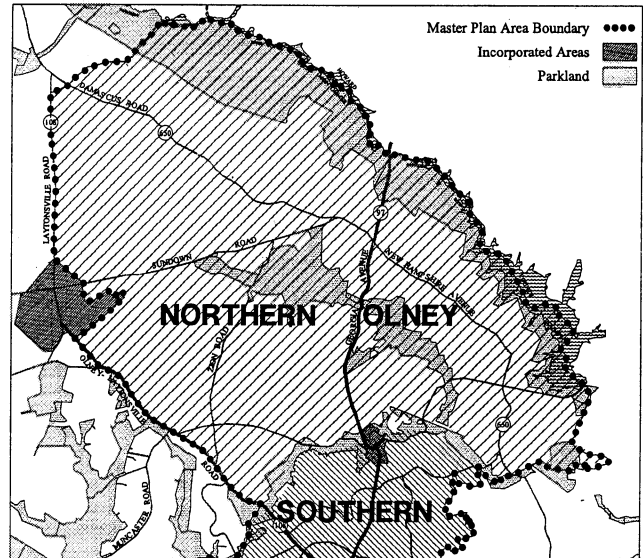
New commercial growth in the Town Center is also needed to discourage expansion of commercial uses outside the Town Center either through rezoning or special exceptions. With the exception of Montgomery General Hospital, all retail and commercial growth should be oriented to local services and employment. Future expansion of Montgomery General Hospital should be supported on its main campus as well as on the vacant site across the street from the main campus.

Recommendations:

- 1. Retain the current land use pattern of Olney as a satellite community in the rural and residential wedge of the County’s overall Land Use Plan.**
- 2. Discourage expansion of commercial uses outside the Town Center. Do not expand the current commercial uses at Sunshine (Georgia/New Hampshire) and Norbeck (Georgia/Norbeck).**
- 3. Support a modest increase in local retail and commercial uses in the Town Center.**
- 4. Support Montgomery General Hospital as the major employer in Olney.**

NORTHERN OLNEY

Northern Olney is all of the area north of the Town of Brookeville. It includes a portion of the Patuxent River mainstem watershed and the entirety of the Hawlings River watershed, a major tributary of the Patuxent River. The planning area portion of the Patuxent River mainstem watershed drains to the Triadelphia Reservoir, and the Hawlings River joins the mainstem downstream of the Triadelphia Reservoir. Water from the Hawlings River combines with that from the mainstem to fill the T. Howard Duckett Reservoir further downstream, outside the planning area.



Both reservoirs are part of the drinking water system maintained by the Washington Suburban Sanitary Commission for service to Montgomery and adjacent counties.

Zoning in these watersheds was specifically designed to maintain rural character by transferring the development from the area west of Georgia Avenue and concentrating it around the Town Center. The current zoning of one unit per 25 acres (RDT Zone) and the existing uses in the Patuxent and Hawlings River watersheds have provided significant protection to the area’s environmental resources. There is some potential for residential development under current zoning in the agricultural and rural open space area west of Georgia Avenue, which may affect some parcels with large tracts of forest and wetlands. The rural area east of Georgia Avenue is zoned for one unit per five acres. Although most of this area has been developed, there are several undeveloped properties adjacent to the Triadelphia Reservoir that could pose concerns if developed to their full densities in the future.

Northern Olney today has approximately 6,365 acres of vacant and redevelopable land. No zoning changes are recommended for Northern Olney since the current zoning and land use framework is appropriate for this area. Agriculture and rural open space in the area west of Georgia Avenue and rural open space in the area east of Georgia Avenue should be the recommended primary land uses. Continued stewardship and management of agricultural lands through the agricultural protection and open space conservation programs will help maintain and improve the environmental health of this area. The Department of Environmental Protection has identified specific projects that can restore stream conditions and reduce impacts from existing development. As Northern Olney faces increasing pressure for more development, additional tools are recommended to be used to protect resources important to water supply protection and sensitive natural resources. The Legacy Open Space Program is one of those tools and is described in detail in the Implementation Chapter. Approximately 753 acres in Northern Olney are targeted for preservation through Legacy Open Space and other programs, reducing the potential residential and commercial growth in the area by about 80 units. Where residential development is unavoidable, impervious areas should be clustered away from natural resources as much as possible. Preservation of rural vistas should also be an important consideration in Northern Olney.

Former Oaks Landfill

The Montgomery County Solid Waste Plan adopted by the County Council in 1978 created the Oaks Landfill on the north side of MD 108 near Fieldcrest Road. The landfill operations closed in 1997. The 560-acre property is zoned RDT and owned by the County. The area around the site is an agricultural and rural open space area, and should remain in those uses. Currently, the landfill proper is surrounded by a fence and is not accessible to the public. Some of the property surrounding the landfill has some trails and ballfields with limited parking spaces. The full site will not be available for other uses until the landfill has settled and is safe for public access.

The current zoning of the site should be retained, and the site should be preserved for future recreation purposes. Temporary use of portions of the site for uses other than recreation should continue as long as they are compatible with the surrounding agricultural and rural nature of the area. Uses that could severely limit opportunities for the site as a recreation resource in the future should be prohibited.

Recommendations:

- 1. Retain the current RDT Zone on the west side of Georgia Avenue and RC Zone on the east side of Georgia Avenue in Northern Olney.**
- 2. Protect forested areas and wetlands, particularly the large interior forests on the Spurrier (Becker), Carmen, Mitchell, Nash, Central Union Mission and Pepco properties. Consider Legacy Open Space funding and forest conservation banking for easement protection. Add the Carmen property and portions of the Spurrier, Mitchell, Central Union Mission and Nash family properties to proposed parkland (see Implementation Chapter for Legacy Open**

Space recommendations for these properties). If development is proposed on these properties, use appropriate regulatory and park dedication tools to protect the key resource areas.

- 3. Protect forested areas and wetlands that contribute to the health of the drinking water supply through the development process and applicable conservation programs.**
- 4. Retain the Former Oaks Landfill site in public ownership for potential recreation use in the future.**

Rural Communities

There are two rural communities in Northern Olney: Mt. Zion and Sunshine. Brookeville, an incorporated town, is the third rural community within the planning area boundaries, but not part of the Master Plan since it has its own planning and zoning authority. These communities are an integral part of the rural heritage of Northern Olney. They are older settlements with well-known place names, and the people who live there have historical ties to the community.

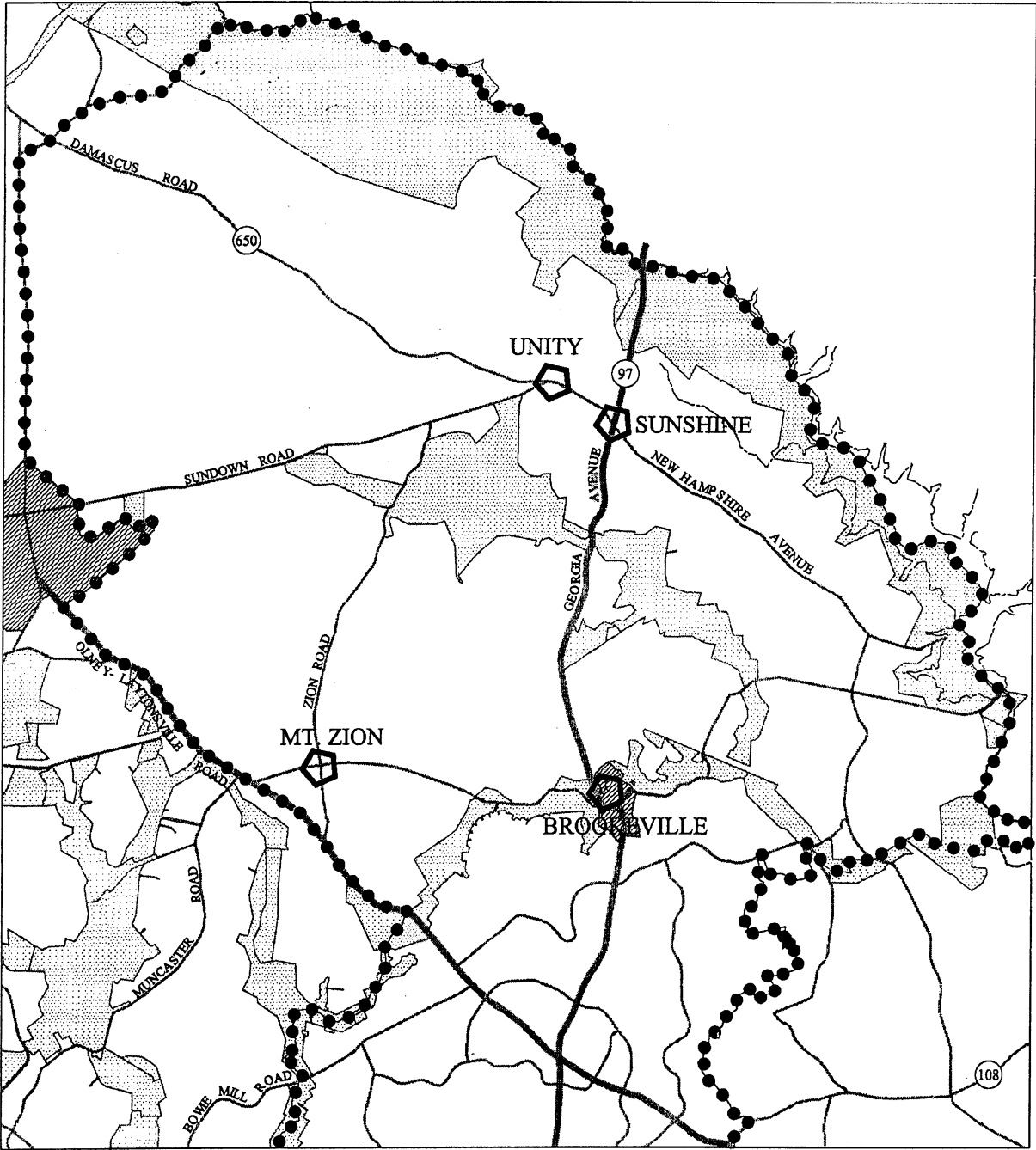
Mt. Zion





Prior to the Civil War, African-Americans were attracted to this part of the County because of the anti-slavery sentiment that prevailed among the local Quaker and Methodist communities in the Olney-Brookeville-Sandy Spring area. Mt. Zion is a crossroads community historically notable as one of approximately 14 settlements in the County that were formed after the Civil War by freed slaves. It survives as an important and tangible reminder of the County's African-American history. The existing community has remained stable, and now includes some vacant lots that can be redeveloped under current zoning. In the late 1980's, public water service was provided throughout much of the Mt. Zion community to relieve well problems prevalent in the area. This was coordinated with the extension of public water service around the Oaks Landfill. The current zoning and land use policies in and around Mt. Zion are appropriate and should be retained.

Sunshine and Unity Area

The boundaries of the villages of Sunshine and Unity are not well defined and houses are not concentrated in one location. Both villages are on the north side of Damascus Road, with Sunshine centered on Georgia Avenue and Unity to the west, extending up to Howard Chapel Road. Sunshine today is a small commercial area at the intersection of Georgia Avenue and Damascus Road, with a post office, a church, a general store, a pet/farm animal supply store, an engine parts store, and a couple of vacant storefronts. This is the only commercially zoned pocket north of the Town of Brookeville. It should be retained but no expansion of commercial zoning should be permitted.

Rural Communities



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



The Town of Brookeville

The Town of Brookeville is located on Georgia Avenue just north of Olney. It is a crossroads village, with most of the houses located along the two main streets, Market and High. In 1890, the town became incorporated with a local government and three commissioners.

Brookeville is an important historic resource for Olney and the entire County. Over the years, the land use and zoning recommendations for the Olney Planning Area have helped preserve Brookeville's historic setting. The proposed relocation of Georgia Avenue, the Brookeville Bypass, which would relocate MD 97 to the west of Brookeville, should be constructed to preserve the town's historic character.

Recommendations:

Maintain the character and existing scale of development in the rural communities in Northern Olney. Prohibit additional zoning for commercial uses, or expansion of commercially zoned areas in these communities.

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 the few 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 designed 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 was 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 hands, 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 of more than 10 acres 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 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.**

Proposed Southeast Quadrant Concept



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



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.

Design Guidelines for all RNC properties in the Southeast Quadrant

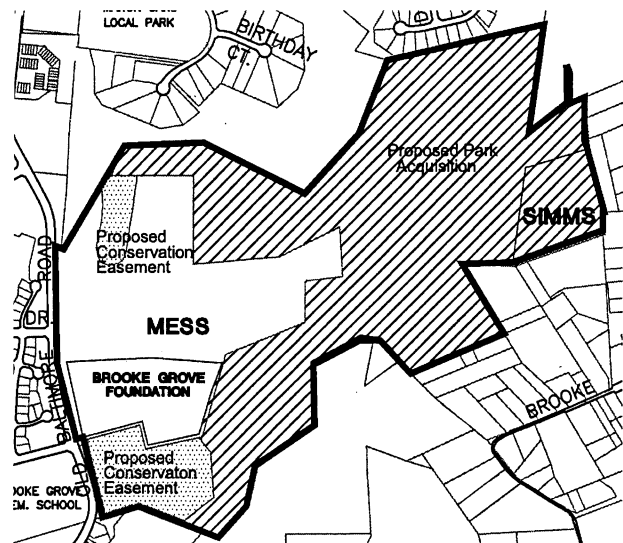
The following design guidelines are proposed for all properties recommended for the RNC Zone.

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 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 Casey and Polinger properties.

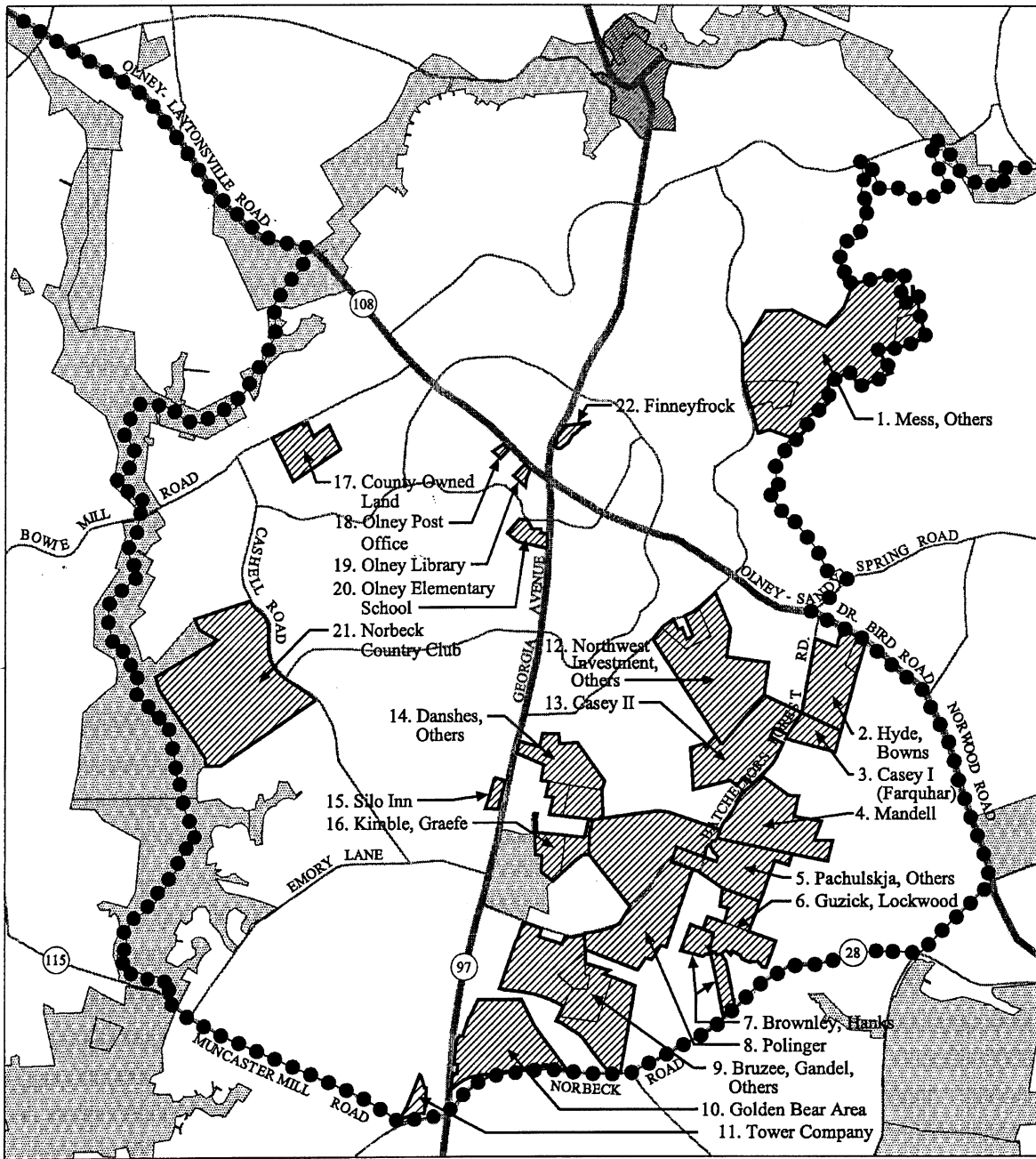
SPECIFIC PROPERTY RECOMMENDATIONS





#1 Mess and Other Properties

The 198-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 Haulings 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.



Specific Properties



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



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 and kept undisturbed as parkland. Parkland on these properties will help provide needed trail linkages in the larger Northwest Corridor Greenway.

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. 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. It should be acquired as parkland under the Legacy Open Space Program.

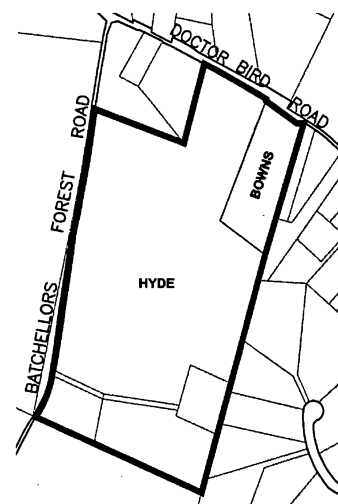
Recommendations:

- 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.**
- 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 49.7-acre portion of the property on the east side of Batchellors Forest Road is currently zoned RE-2. This portion contains some forest and headwaters of the Batchellors Forest East tributary, which would be negatively impacted if the property is developed on septic. It should be allowed 0.33 units per acre on community sewer if sewer service to the property is feasible.



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 I (near Farquhar Middle School)

This 17.2-acre property is located adjacent to Farquhar Middle School on Batchellors Forest Road and is currently zoned RE-2. 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). This 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. The access to the property should be from the Old Vic Boulevard extended and through the middle school property. Consistent with the surrounding properties, it should be rezoned to RNC with 0.33 units per acre on community sewer. It should be acquired as a future local park and used for active recreation uses.

Recommendations:

- 1. Rezone the 17.2-acre Casey property near Farquhar Middle School to RNC with 0.33 units per acre.**
- 2. Acquire the Casey property as a local park for active recreation purposes.**
- 3. Coordinate access to the property through the middle school site to reduce impact on Batchellors Forest Road.**

#4 Mandell Property

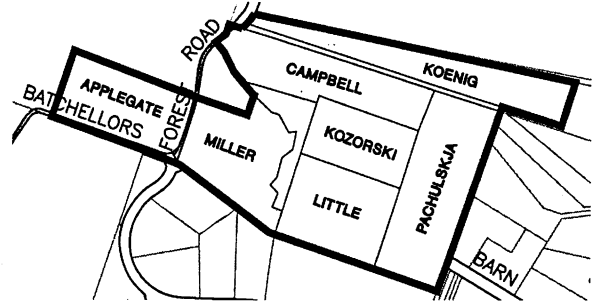
This 72.4-acre property is zoned LDRC and has already been developed as Norbeck Farms subdivision. The Plan recommends rezoning all existing LDRC zoned properties to the RNC Zone on community water and sewer with no more than one unit per five acres. Although this property has only 60 percent of its 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.



Recommendation:

Rezone Pachulskja and other adjacent properties shown in the map to RNC 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:

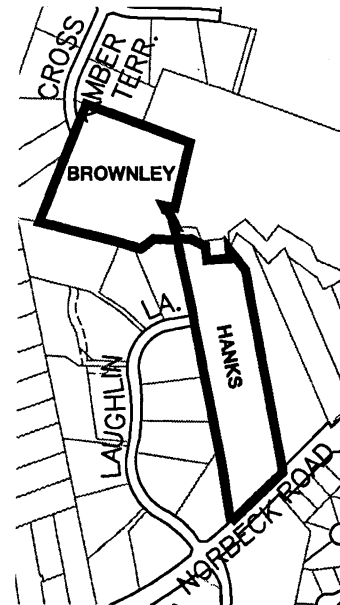
Rezone the Guzick and Lockwood properties to the RNC Zone on community sewer with 0.2 units per acre.

#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.

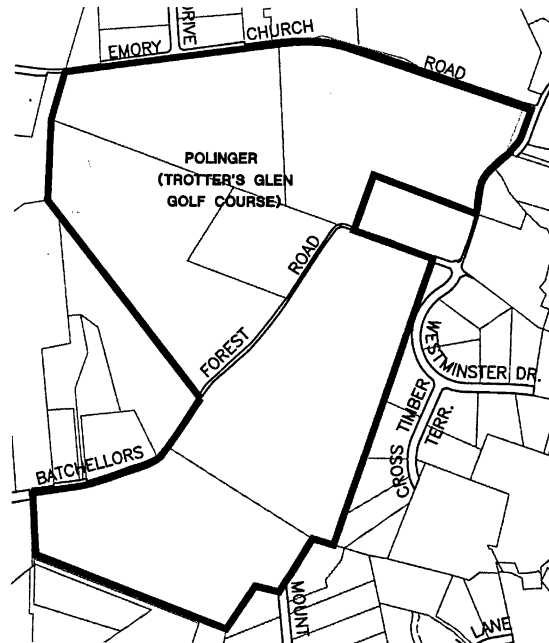
Recommendation:

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 rezoned to LDRC, which would allow a maximum density of one unit per five acres. The northeastern portion of the property can be sewerred 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.

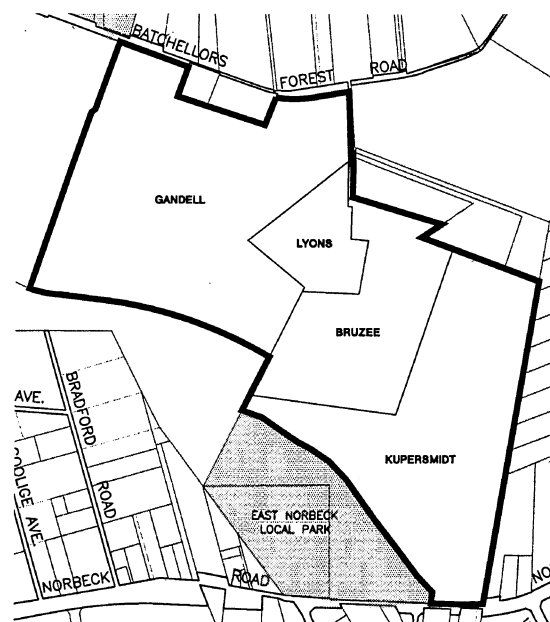
Recommendations:

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. **Provide a pedestrian path between Emory Church Road and Batchellors Forest Road through the property.**
4. **Provide a bike and pedestrian connection from any redevelopment on the Polinger property to the Olney Manor Park.**
5. **Convert some of the existing man-made ponds into naturalized wetland areas where appropriate.**
6. **Convert some of the existing man-made ponds into stormwater management facilities (e.g., upland isolated ponds).**
7. **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 and Other Properties

The 24-acre Bruzee and the 45.11-acre Kupersmidt properties are currently zoned RE-2. Both properties have significant forest and the Kupersmidt property contains headwaters of the Batchellors Forest tributary.

Although a small southern portion of the Kupersmidt property could be connected by gravity to the existing sewer main in Norbeck Road, it would encourage a stream crossing and clustering of impervious areas near the headwaters of one of the Batchellors Forest tributaries. It would also require placing the entire property in the sewer envelope and opening larger portions of the property to other sewer mechanisms. Since the two properties are not in the recommended 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 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 on site 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.

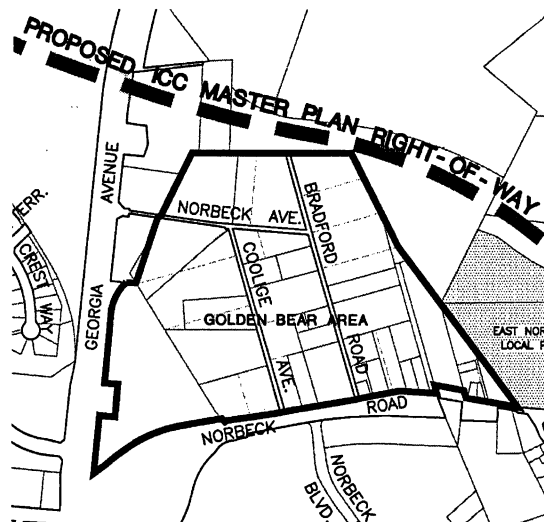
The 8.9-acre Lyons property contains an historic resource, Willow Grove. Consistent with other properties in this group, it should be rezoned to RNC on community water and septic with 0.2 units per acre.

Recommendation:

- 1. Rezone Bruzee, Gandel, Lyons and Kupersmidt 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. Acquire park dedication on Gandel property for a trail connection between Olney Manor Park and the proposed bike path/trail in the Intercounty Connector (ICC) right-of-way.**

#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 proposed right-of-way of the 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 and some townhouses with a maximum density equal to the R-200 Zone, would be an appropriate development size at this location. The additional density should be achieved through the purchase of agricultural Transfer of Development Rights (TDRs).

Redevelopment of this area through assemblage of smaller properties should be designed to create a small neighborhood of single-family attached and detached houses with 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.

Recommendation:

Rezone the area bounded by Georgia Avenue, Norbeck Road and the ICC right-of-way from RE-2 to RE-2/TDR-2 on community water and sewer.

#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; some of the alternatives consume a portion of the southern part of the property. Given its location near a small shopping center and the proposed Georgia Avenue Busway, a special exception use such as elderly housing would be appropriate on this site. The existing zoning of R-200 and RE-1 should be retained on the property. The precise location of the proposed parkland will be determined in conjunction with the SHA study.

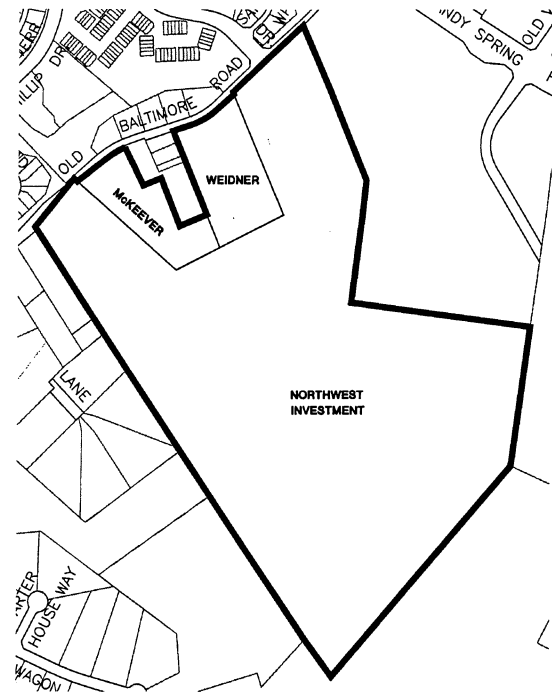
Recommendations:

- 1. Maintain the current RE-1/R-200 Zone with community water and sewer for this property.**
- 2. Support a special exception use subject to all applicable requirements and findings.**

#12 Northwest Investment, McKeever, and Weidner Properties

The Northwest Investment property, approximately 104 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. 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.



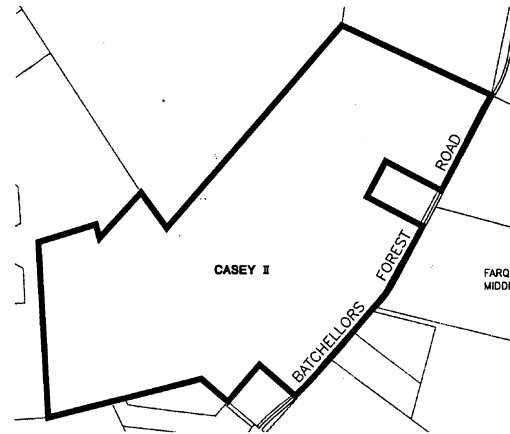
Recommendations:

- 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 Casey Property II

This 75.4-acre property is located on Batchellors Forest Road across from Farquhar Middle School. It is currently zoned RE-2 and could be eligible for sewer service if it rezoned to LDRC under the 1980 Master Plan.

This property should be rezoned to RNC with 0.33 units per acre. Houses should be clustered on two areas of the property to preserve a stream buffer and the environmental resources on the site. The rustic character of Batchellors Forest Road in this location should be protected through a visual buffer of at least 100 feet of reforestation between new houses and Batchellors Forest Road. Preservation of some of the rural open space vistas from Batchellors Forest Road should be explored when the property is developed.



A portion of the site is recommended for 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:

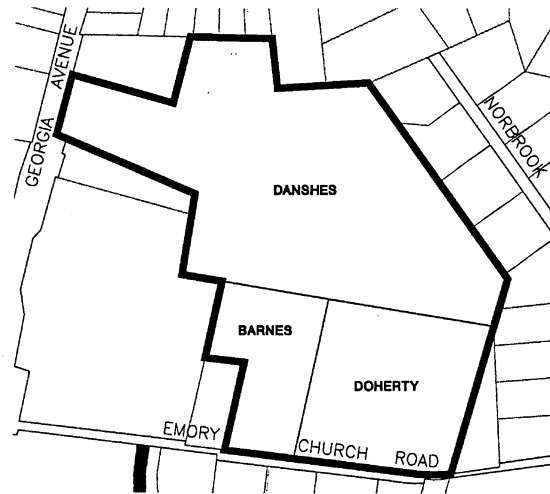
- 1. Rezone the Casey property from RE-2 to RNC on community water and sewer with 0.33 units per acre. Any housing development must be clustered to protect environmental resources, maximize open space preservation, and preserve the rustic character of Batchellors Forest Road.**
- 2. Require dedication 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.**

#14 Danshes and Other Properties

The 38.6-acre Danshes, the 14.3-acre Doherty, and the 10.0-acre Barnes properties are currently zoned RE-2. Since they are not within the recommended sewer envelope, these properties 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



15 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. A few years later, the last remaining structure on the property was demolished for safety reasons. 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 mainly 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 residential 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 Zones.

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 under the R-200 Zone or a special exception use in that zone on a scale that is compatible with Georgia Avenue and the surrounding residential area's character would be appropriate.

Recommendation:

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

#16 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.**

#17 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, surplused 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 with a significant portion as affordable housing.

Recommendation:

If the property is not needed for educational purposes, it should be used for affordable housing.

#18 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 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 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, rezone the site to PD-7 for a housing or special exception use.**

#19 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 current 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 used for an institutional use or housing under the PD-7 Zone.

#20 Olney Elementary School

See Town Center Chapter for a detailed discussion of this property.

#21 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.

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. Provide bikeway/trail access to the Rock Creek Trail Corridor.**

#22 Finneyfrock Property

This 4.9-acre property, zoned C-1 and R-200 in the 1980 Plan, has a large stream valley buffer and steep slopes along its entire eastern edge; James Creek separates it from the rest of the commercial properties in the Northeast Quadrant. The steep slopes, environmental buffer, and shape of the property make it difficult to develop for a large commercial use. Recently, the property was rezoned to PD-9 to facilitate the development of an elderly housing project of more than 100 units on the site.

The PD-9 Zone and the proposed elderly housing project are appropriate zoning and land use for this site. The Transportation Chapter of this Plan recommends deleting Appomattox Avenue extension from this site, which would allow flexibility in the site layout of the proposed project.

Recommendation:

Support an affordable elderly housing project on the Finneyfrock property.

In addition to the properties described above, an 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. 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 housing.

PROTECTION OF EXISTING COMMUNITIES

Protecting the existing communities from potential negative impacts of future growth is a significant objective of the Olney Master Plan, achieved mainly by discouraging proliferation of commercial uses outside the Town Center. It also identifies two areas that will need special attention in the future to achieve the objective of protecting existing communities: Georgia Avenue between Norbeck Road and the Town Center; and the possibility of large special exception uses not envisioned in this Plan.

Georgia Avenue Between Norbeck Road and MD 108

Georgia Avenue between Norbeck Road and the Town Center should have an open, semi-rural appearance to mark the transition from more densely populated areas south of Norbeck Road to the low-density suburban character of Olney. A minimum 100-foot setback for any dwelling or other structure along this stretch should be provided from the road right-of-way. Additional landscaping and vegetation should also be used to make sure that main views along the road are trees and vegetation and not the houses and other buildings. The presence of two golf ranges on the east side of Georgia Avenue has impacted the green boulevard and semi-rural appearance of the road, but this can be mitigated through additional vegetation and greenery over time. Any future special exceptions along this area should be landscaped such that they are not visible from the road. In particular, their lighting design should be carefully considered to make sure no halo effect or nightglow is produced by excessive lighting. The proposed Georgia Avenue Busway should incorporate design measures including landscaping to mitigate the additional pavement of the busway.

Recommendations:

Protect the low-density, open space character of Georgia Avenue between Norbeck Road and the Town Center as a gateway to Olney. Design all road improvements north of Norbeck Road to minimize impacts on the open, semi-rural feel of the area.

Special Exceptions

Special exceptions are specific uses defined in the Zoning Ordinance and may be allowed if they meet the requirements for such uses as set forth in the Zoning Ordinance.

Two properties in Olney are suitable for special exception uses. One is the Silo-Inn property on the west side of Georgia Avenue near the intersection of Georgia Avenue and Emory Church Road. The other is the Tower Company's property near the intersection of Georgia Avenue and Norbeck Road (see specific properties section for a detailed discussion of these two properties and recommendations). Special exception projects on these two properties, and others not envisioned by this Plan, should be compatible with the development pattern of the adjoining uses in terms of height, size, scale, traffic and visual impact of the structures and parking lots.

In addition, special exception uses of a commercial nature that do not need large properties and can be located in the Town Center should be discouraged in residential areas, especially along major streets. The section of Georgia Avenue between Norbeck Road and the Town Center should especially be kept free of any large uses that may change its low-density residential character and create pressure to allow other such developments along this stretch.

Recommendations:

- 1. Discourage special exceptions along Georgia Avenue between Norbeck Road and the Town Center to preserve its low-density residential character.**
- 2. Minimize the negative impacts of special exception uses such as non-residential character, visibility of parking lots, excessive size, height and scale of buildings, and intrusive lighting.**