

APPROVED AND ADOPTED

KEMP MILL MASTER PLAN

An Amendment to the Approved and Adopted Master Plan for Kemp Mill-Four Corners and Vicinity 1967, as amended; The Master Plan for the Communities of Kensington-Wheaton 1989, as amended; The Master Plan of Bikeways 1978, as amended; The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and the Master Plan of Highways within Montgomery County, as amended.

Prepared by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

June 2001

Approved by

THE MONTGOMERY COUNTY COUNCIL

November 2001

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 2001

ABSTRACT

TITLE: Approved and Adopted Kemp Mill Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Comprehensive update of the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*.

DATE: December 2001

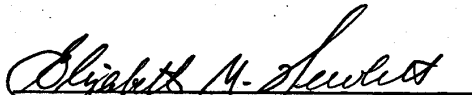
PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
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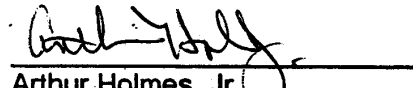
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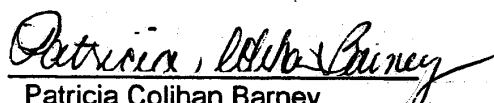
ABSTRACT: The first master plan covering the Kemp Mill master plan area was the *1967 Kemp Mill-Four Corners and Vicinity Master Plan*. This master plan update is a comprehensive review of land use, zoning, transportation environmental resources and community facilities in those parts of the 1967 plan that were not updated by the *1986 Four Corners Sector Plan* or the *1996 Four Corners Master Plan*.

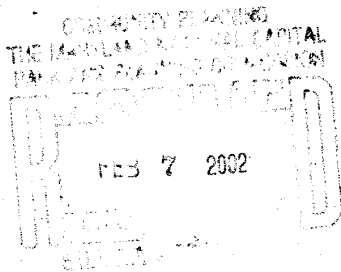
CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the *Approved and Adopted Kemp Mill-Four Corners and Vicinity Master Plan, 1967*, as amended; the *Master Plan for the Communities of Kensington-Wheaton, 1989*, as amended; the *Master Plan of Bikeways, 1978*, as amended; *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended; and the *Master Plan of Highways Within Montgomery County*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 141083 on November 20, 2001, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 01-17 on December 19, 2001, after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.


Elizabeth M. Hewlett
Chairman


Arthur Holmes, Jr.
Vice Chairman


Patricia Colihan Barney
Secretary-Treasurer



APPROVED AND ADOPTED KEMP MILL MASTER PLAN

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to most of Montgomery and Prince George's Counties; the Maryland Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

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COUNTY EXECUTIVE

Douglas M. Duncan

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APPROVED AND ADOPTED KEMP MILL MASTER PLAN

NOTICE TO READERS

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its plan area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a countywide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant countywide functional master plans, master plans should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan's boundaries.

Master plans generally look ahead about 20 years from the date of adoption, although it is intended that they be updated and revised about every ten years. It is recognized that the original circumstances at the time of plan adoption will change, and that the specifics of a master plan may become less relevant as time passes. Any sketches or drawings in an adopted master plan are for illustrative purposes only, and are intended to convey a general sense of desirable future character rather than any specific commitment to a particular detailed design.

MASTER PLAN PROCESS

Staff Draft Plan - Montgomery County Department of Park and Planning prepares the document for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing Draft Plan.

Public Hearing Draft Plan - This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Public Hearing Draft Plan. After the public hearing record is closed, the Planning Board holds public work sessions to review the testimony and to revise the Public Hearing Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board Draft Plan.

Planning Board Draft Plan - This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its work sessions on the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act further requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board Draft Plan within the sixty-day period.

After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public work sessions to review the testimony and then makes recommendations to the County Council. The Council holds its own work sessions, and then adopts a resolution approving the Planning Board Draft Plan, as revised.

Approved and Adopted Plan - The Master Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

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STAFF ACKNOWLEDGEMENTS

Charles R. Loehr, Director of Park and Planning
Donald K. Cochran, Director of Parks
John Carter, Chief, Community Based Planning Division
Jeff Zyontz, Chief, County-wide Planning Division

PROJECT TEAM

Community-Based Planning Division

William Barron
Piera M. Weiss
Calvin Nelson
Romesh Puri

Countywide Planning Division

Environmental Planning Unit
Sarichia Cacciatore
Park Planning and Resource Analysis Unit
Tanya Schmieler
Lyn Coleman
Transportation Planning
Shahriar Etemadi
Daniel Hardy

Research and Technology Division

Sally Roman

Management Services

Charles Coleman