

Approved and Adopted

Sandy Spring/Ashton Master Plan

An Amendment to the Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980, 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, 1964, as amended; the Master Plan of Highways within Montgomery County, as amended; and the Functional Master Plan for the Patuxent River Watershed, as amended.

Prepared by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

September 1997

Approved by

THE MONTGOMERY COUNTY COUNCIL
July 7, 1998

Adopted by

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
July 15, 1998

ABSTRACT

TITLE: Approved and Adopted Sandy Spring/Ashton Master Plan

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Master Plan for the Sandy Spring/Ashton Master Plan area

DATE: July 1998

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

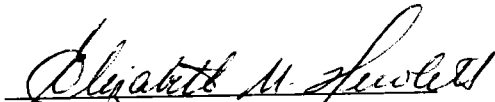
NUMBER OF PAGES: 92

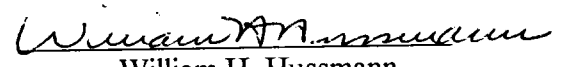
ABSTRACT: This document contains the text, with supporting maps for the Planning Board (Final) Draft Master Plan for Sandy Spring/Ashton. This Plan will serve as a comprehensive amendment to the *Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980*, as amended.

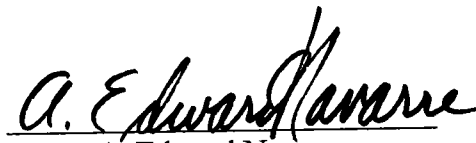
CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to *the Approved and Adopted Sandy Spring/Ashton Special Study Plan, A Part of the Olney Master Plan, 1980*, 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, 1964*, as amended; and *the Master Plan of Highways within Montgomery County*, as amended; and *the Functional Master Plan for the Patuxent River Watershed, 1993*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 13-1364 on July 7, 1998, after a duly advertised Public Hearing held on January 20, 1998 and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 98-11 on July 15, 1998, in conformance with Article 28 of the Annotated Code of Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


Elizabeth M. Hewlett
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William H. Hussmann
Vice Chairman


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Secretary-Treasurer

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 covers most of Montgomery and Prince George's counties. The Commission's planning jurisdiction, the Maryland-Washington Regional District, comprises 1,001 square miles; its parks jurisdiction, the Metropolitan District, comprises 919 square miles.

The Commission has three major functions:

- (1) 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*.
- (2) The acquisition, development, operation, and maintenance of a public park system.
- (3) 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. The Planning Boards are responsible for preparation of all local master plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks.

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.

ELECTED AND APPOINTED OFFICIALS

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Derick P. Berlage
Nancy Dacek
Gail Ewing
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Michael L. Subin

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Douglas M. Duncan

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Regina J. McNeill

**SANDY SPRING/ASHTON MASTER PLAN
CITIZENS ADVISORY COMMITTEE**

William J. Thomas, IV, Chairman
Lion's Club

Nori Heuberger
Southeast Rural Olney Civic Association

Edward J. Ames, III
Ashton/Sandy Spring Civic Association

Margaret W. Latimer
Sherwood Elementary PTA

James W. Bullard, MD
Audubon Naturalist Society

Charles H. Ligon, MD
Sandy Spring Friends Meeting

Susan W. Carter
Miller, Miller and Canby

Diana M. Mayhew
Individual

Willard H. Derrick
Sandy Spring National Bank of Maryland

Don McCandless
Friends House Retirement
Community Residents Association

Russell J. Dominique
Ashton/Sandy Spring Civic Association

Candy McCracken
Joseph Alfandre & Co.

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Suburban Maryland Building Industry
Association

K. Wayne Reed
Alliance of Local Associations for Regional
Monitoring Inc. (ALARM)

David C. Gardner
Greater Olney Civic Association

Carolyn N. Snowden
Sandy Spring Civic Association

Ellen H. D. Hartge
Brinklow/Brighton Area Civic Association

Howard A. Zuses
Sandy Spring Friends School

The listing of the names of members of the Advisory Committee does not indicate approval of this document by any committee member. The Advisory Committee does not take a position or vote as a body. The members advise the Montgomery County Planning Board regarding the problems, needs, and views of the groups or areas they represent.

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, the master plan provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans provide a benchmark with regard to public policy. Together with relevant County-wide functional master plans, land use 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 over time, and that the specifics of a master plan may become less relevant as time goes on. Any sketches or site plans 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.

The Master Plan Process

STAFF DRAFT PLAN—This document is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing (Preliminary) Draft Plan.

PUBLIC HEARING (PRELIMINARY) 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 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 (Preliminary) Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board (Final) Draft Plan.

PLANNING BOARD (FINAL) 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 (Preliminary) 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 then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board (Final) 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, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

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.

The Master Plan Process in Brief

Planning Board submits and County
Council approves:

Annual Work Program

Park and Planning staff initiates
community participation and
prepares:

**Purpose and Outreach Strategy
Report**

Park and Planning staff reviews
Purpose Report with Planning Board
and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft
and, with modifications as necessary,
approves plan as suitable for public
hearing.

**Public Hearing (Preliminary)
Draft Plan**

Planning Board reviews public
hearing testimony, receives County
Executive comments at Board work
sessions, and adjusts Public Hearing
Draft to become:

Planning Board (Final) Draft Plan

County Executive reviews Planning
Board Draft and forwards fiscal
impact analysis and comments to
County Council.

**Planning Board (Final) Draft Plan
Transmitted to County Council**

County Council holds public hearing
and work sessions and approves,
disapproves, or amends Planning
Board Draft, which is forwarded to
M-NCPPC to become:

**Approved and Adopted
Master Plan**