

LAND USE, DESIGN AND ZONING

OVERVIEW

This Plan confirms the 1980 Plan proposals for most of Sandy Spring/Ashton and introduces new recommendations for much of the developable property. This Plan confirms the policy for small concentrations of commercial and residential uses in the Sandy Spring and Ashton village centers. New policies are introduced for significant portions of the surrounding area to encourage rural open space preservation, rural neighborhoods and rural campuses for several existing institutional uses. A limited amount of residential development is recommended in the Brooke Road/Chandlee Mill Road area.

This Plan introduces a new rural neighborhood cluster zone to accomplish the goal of creating new rural neighborhoods using a cluster standard. This zone, the Rural Neighborhood Cluster Zone, provides for a maximum density of 1 dwelling unit per acre with required open space between 65-85 percent of the development. This Master Plan caps the density at 1 unit per 2.2 acres, except where otherwise specified. This Plan also designates the required open space as 70-85 percent for open space on specific properties. This zone would be applied to those properties described in the following pages as part of the new rural neighborhood clusters.

For the purposes of this Plan, the Sandy Spring/Ashton area has been divided into several analysis areas shown in Figure 9.

Rural Legacy Area

Village Centers Area

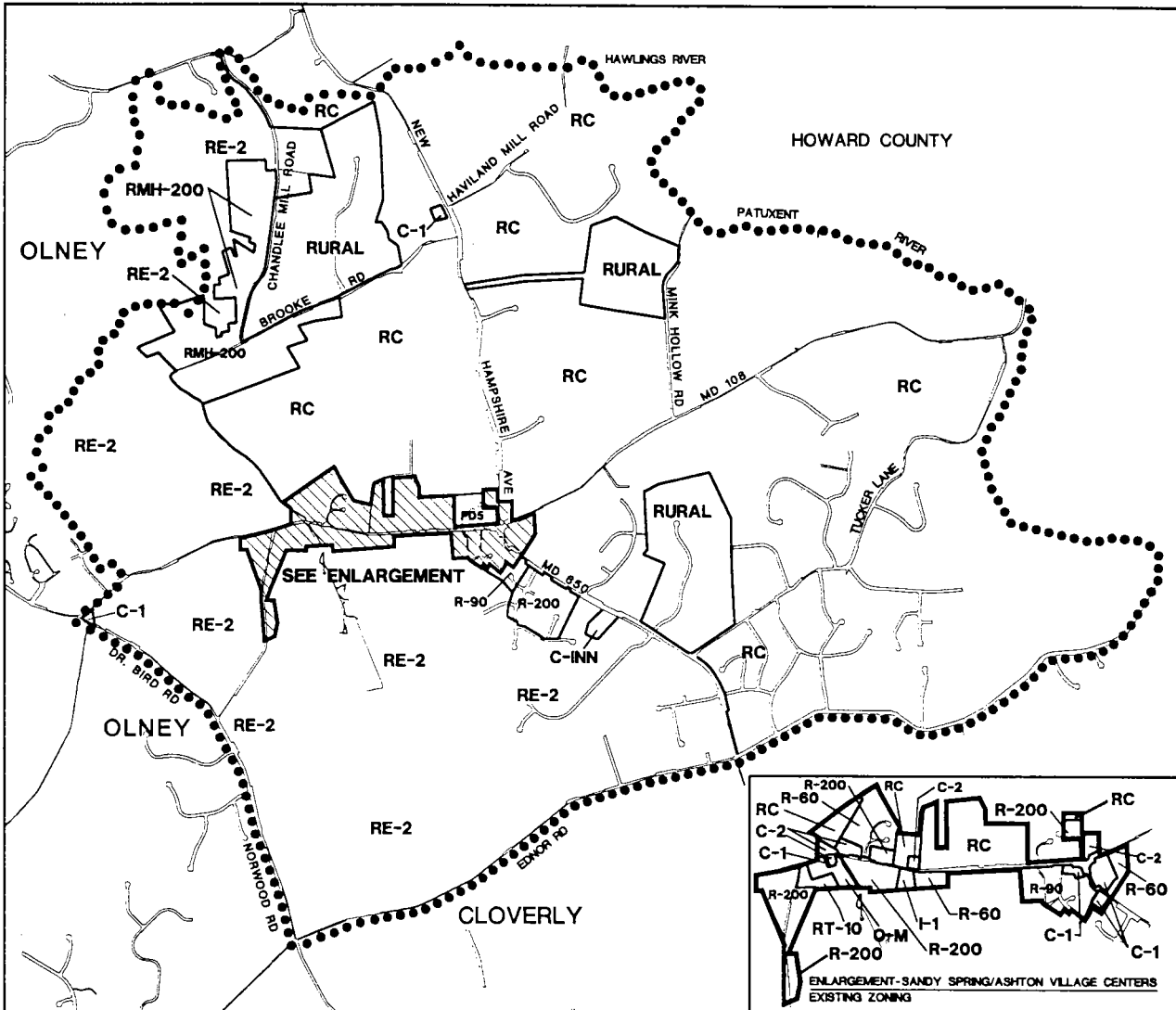
Rural/Open Space Area

Brooke Road/Chandlee Mill Road Area

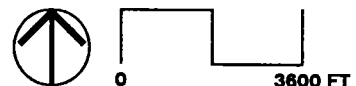
New Hampshire Avenue Area

EXISTING ZONING

FIGURE 8

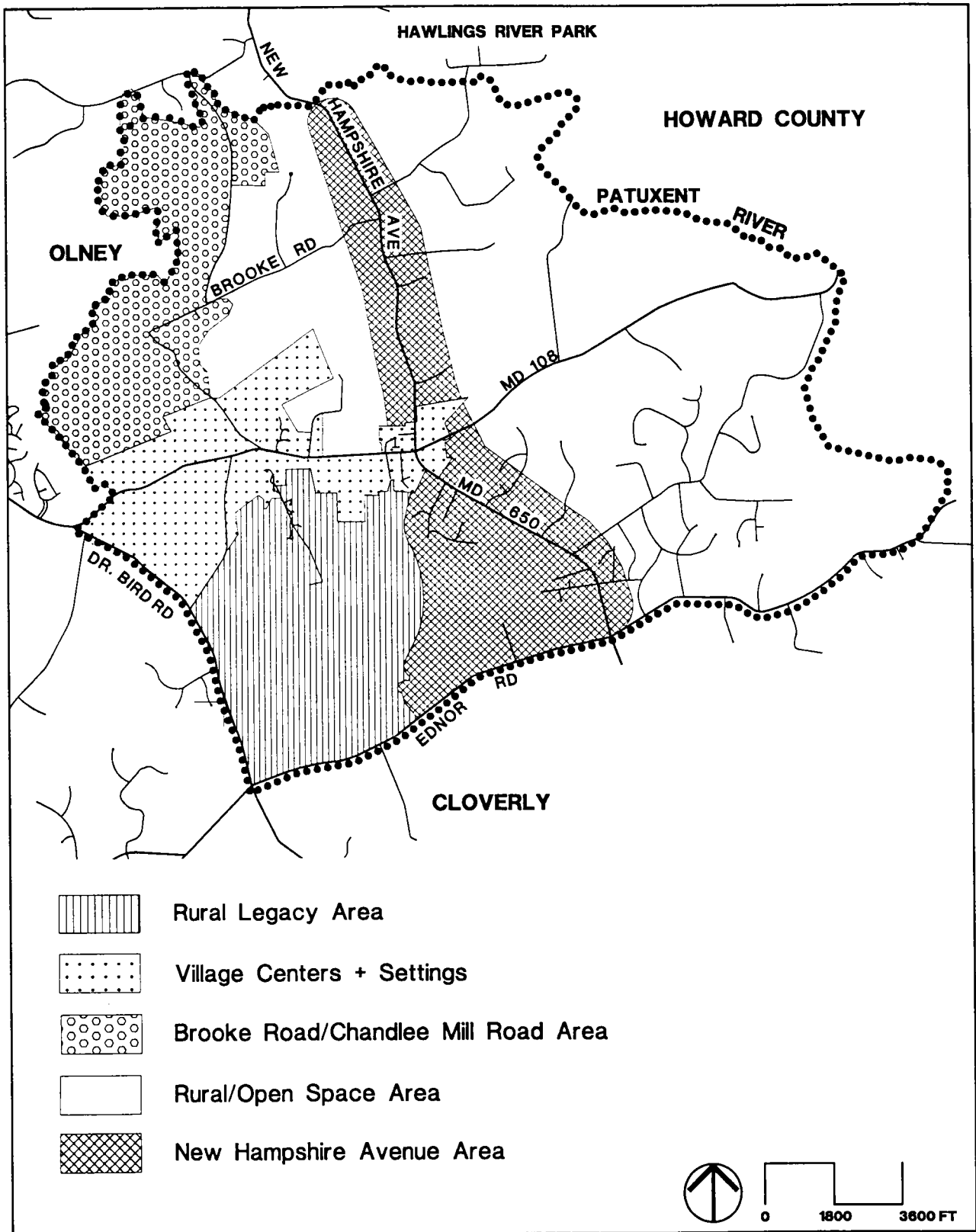


Rural	Rural	PD	Planned Development
RC	Rural Cluster	C-INN	Country Inn
RE-1	Residential, One Family	C-1	Commercial/Office
RE-2	Residential, One Family	C-2	General Office
R-200	Residential, One Family	O-M	Office Building, Moderate Office
RMH-200	Residential, One Family	RT-10	Residential Townhouse
R-90	Residential, One Family		



ANALYSIS AREAS

FIGURE 9



RURAL LEGACY AREA

The Rural Legacy Area, which is south of MD 108, reflects the historic and cultural heritage of the County and of Sandy Spring/Ashton. The features that are part of the Rural Legacy Area are identified in Table 1 and shown in Figure 10. The Rural Legacy Area includes significant portions of the remaining developable land in the Master Plan area, approximately 400 acres.

The Plan objective in the Rural Legacy Area is to accommodate new residential growth while maintaining a rural setting for the many historic and special features. The recommended land use pattern clusters new development into small neighborhoods and uses the open space requirement to preserve key rural settings and view.

OBJECTIVE: **Develop a rural open space pattern which preserves rural character and provides an attractive setting for new neighborhoods and existing institutions.**

As noted in the Plan Framework, continuation of a large-lot residential pattern in this area would make lawns and stream valley buffers the only open space features. In contrast, the recommended rural open space pattern will ensure the continuation of a rural setting for special features south of MD 108 and will provide an attractive setting for new neighborhoods. The rural setting envisioned is one typical of Sandy Spring/Ashton—pasture, cropland, and meadow with associated wooded areas.

RECOMMENDATIONS:

- **Continue the rural setting of the Sandy Spring Friends School and Friends House Retirement Community.** Expansion of these institutions should include at least 60% open space overall and the open space should be located so as to maintain the rural setting.
- **Continue the rural landscape around important historic buildings, farmsteads and cultural features (see Table 1).** The rural landscape is a major part of this community's origins and sense of identity. The proposed rural open space pattern should continue the setting around The Sandy Spring, the homesteads, and other features associated with the Meeting House Road area.
- **Create a significant open space setting for new residential development.** Between 70-85 percent of the land of the new rural neighborhoods will be preserved in rural open space. New neighborhoods will settle within a larger rural landscape and the residents will be able to enjoy those areas as part of the character and identity of the setting.

- **Establish a Rural Legacy Trail to commemorate the area’s history.** The Rural Legacy Trail is an important element in preserving the rural character of the area and providing access to the features (see Table 1) associated with the community’s heritage. The Rural Legacy Trail would extend from the Woodlawn Manor Park to the Sandy Spring village center and museum. (See Figure 10). The Trail would link these features and also commemorate the Underground Railroad activities of the general area through interpretive signs and programs. Many of the features along the Trail are part of the Friends Settlement, one of the oldest settlements in the county. These features are listed in Table 1 in the sequence that would be experienced traveling by foot or horseback from Woodlawn Manor to the Sandy Spring village center—just as many residents of the area did in the past and will be able to do again in the future as this Plan is implemented. Only a small fraction of the features are designated historic resources, however. In 1987, the County Historic Preservation Commission recommended a much larger area for designation but the Planning Board, at that time, determined that planning or land use approaches were more appropriate to preserving some of the special features of the area. Parks Department studies will define further the exact alignment of the Rural Legacy Trail, connections to the Northwest Branch Trail, and the best method of implementation. The possibility of funding from State programs should be pursued. Consideration should also be given to acquisition of access easements as well.
- **Identify and protect significant views along the Rural Legacy Trail.** To make the experience of walking on the Rural Legacy Trail authentic, the views from the Trail must be protected. This setting, identified in Figure 11, includes the vistas which follow the woodland edges and gentle ridges. The purpose of the setting is to evoke the historical and cultural heritage of the Sandy Spring, Meeting House Road and Underground Railroad. The setting would enable visitors to “walk through the past” and see views that would have been characteristic of the area in the last century.

The traveler along the Rural Legacy Trail should be able to imagine the magnitude of the task of clearing and farming such an area. The traveler should also be able to reflect upon the isolation and danger for an escaped slave navigating such expanses of open land, perhaps following the small streams that traversed the landscape, in order to reach a safe haven on the Underground Railroad.

The strategy that would protect the setting would be the preservation of the entire 374 acres as rural open space. This strategy, however, would come with a substantial price tag since it would require the purchase of land or scenic easements. The Plan’s intent to create a “rural neighborhood” would also be lost. Therefore, the setting and views have been analyzed to identify the highest priority vistas and those areas suitable for development to achieve the goal of protecting the setting, preserving the open space, and accommodating development of rural neighborhoods. As shown in Figure 11, there are areas (shown as the “Edge”) where development can be accommodated.

TABLE 1

SPECIAL FEATURES OF THE RURAL LEGACY AREA

1. **Woodlawn Manor** - With its wood rail fence and pastures and grazing horses, Woodlawn Manor announces the entry to Sandy Spring. Sitting back from the road, the 1815 homestead, barn and out buildings is located on over 100 acres of rural land. Now owned by M-NCPPC. Woodlawn Manor was one of the early Quaker homesteads associated with the Thomas family.
2. **The Sandy Spring** - This is The Sandy Spring that gave its name to the settlement.
3. **Harewood (Johnson Homestead)** - Established in 1793, Harewood is associated with the Stabler and Brooke families. It served as Sandy Spring's first post office. Harewood and its immediate setting is designated as a historic resource.
4. **Auburn Farm (Hodges Homestead)** - Auburn and its pastures rest against the Friends Meeting House, Cemetery, and Community House. This farm connects the village and Harewood and the surrounding lands. Auburn, along with Harewood, is part of the legacy of the original Sandy Spring settlement.
5. **Meeting House Road** - This is the path that led to the center the original community. A walk down Meeting House Road presents a picture of the most important elements of the original settlement: the fields, the homesteads, the place of worship and instruction, and the bank.
6. **The Sandy Spring Friends Meeting House, Cemetery and Community House** - This Friends Meeting House is grounded in history and continues today. The Community House is used for teaching. The small cemetery joins it to the Meeting House.
7. **The Sandy Spring Bank and the Montgomery Mutual Insurance Company** - These buildings mark the village center and were two of the original institutions of their type in the County.
8. **The Sandy Spring Museum** - This museum is a collection of the history of the Sandy Spring/Ashton community. The museum was founded by local residents who have contributed to it from family archives and personal collections.

SPECIAL FEATURES WITHIN THE RURAL LEGACY SETTING

FIGURE 10

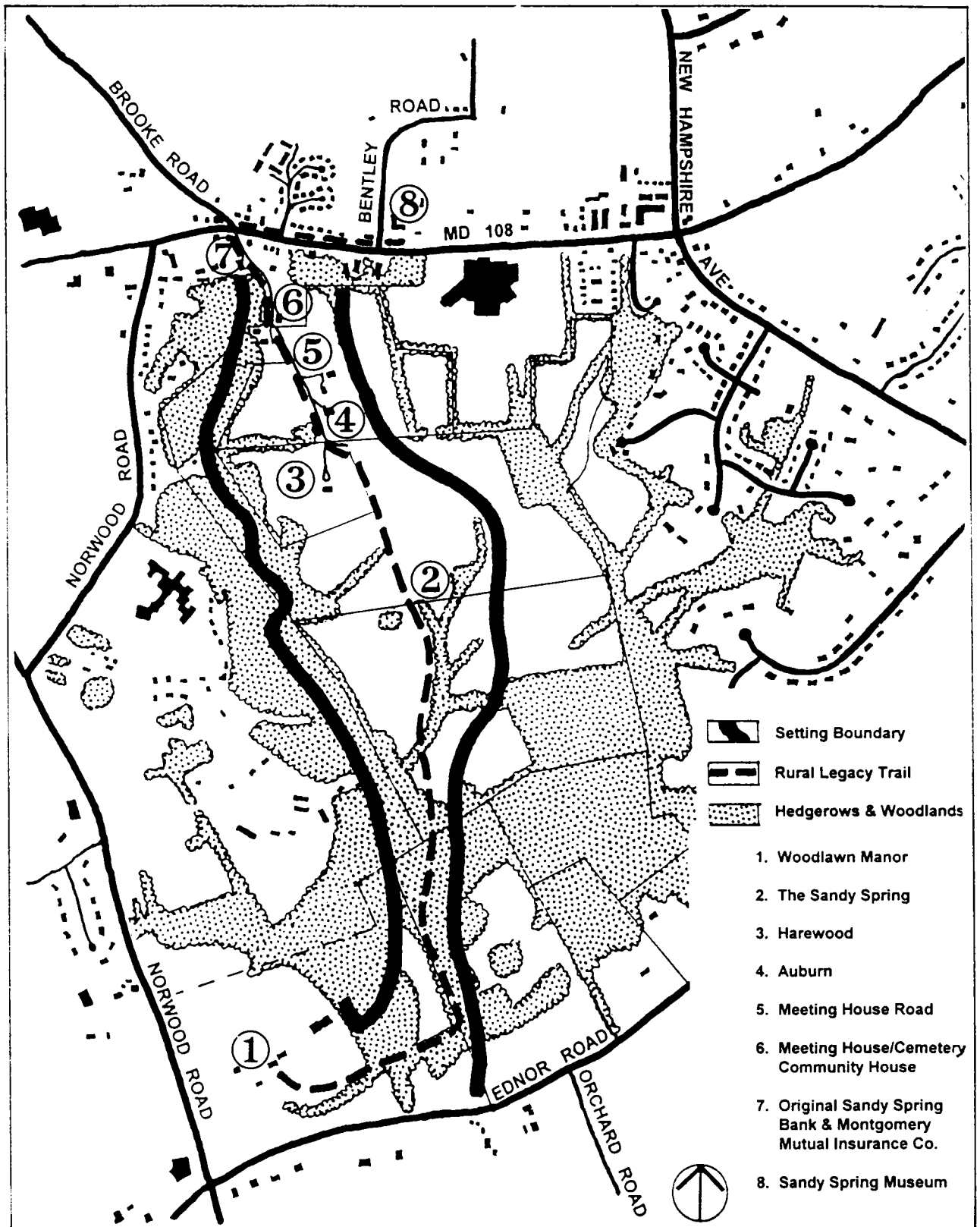


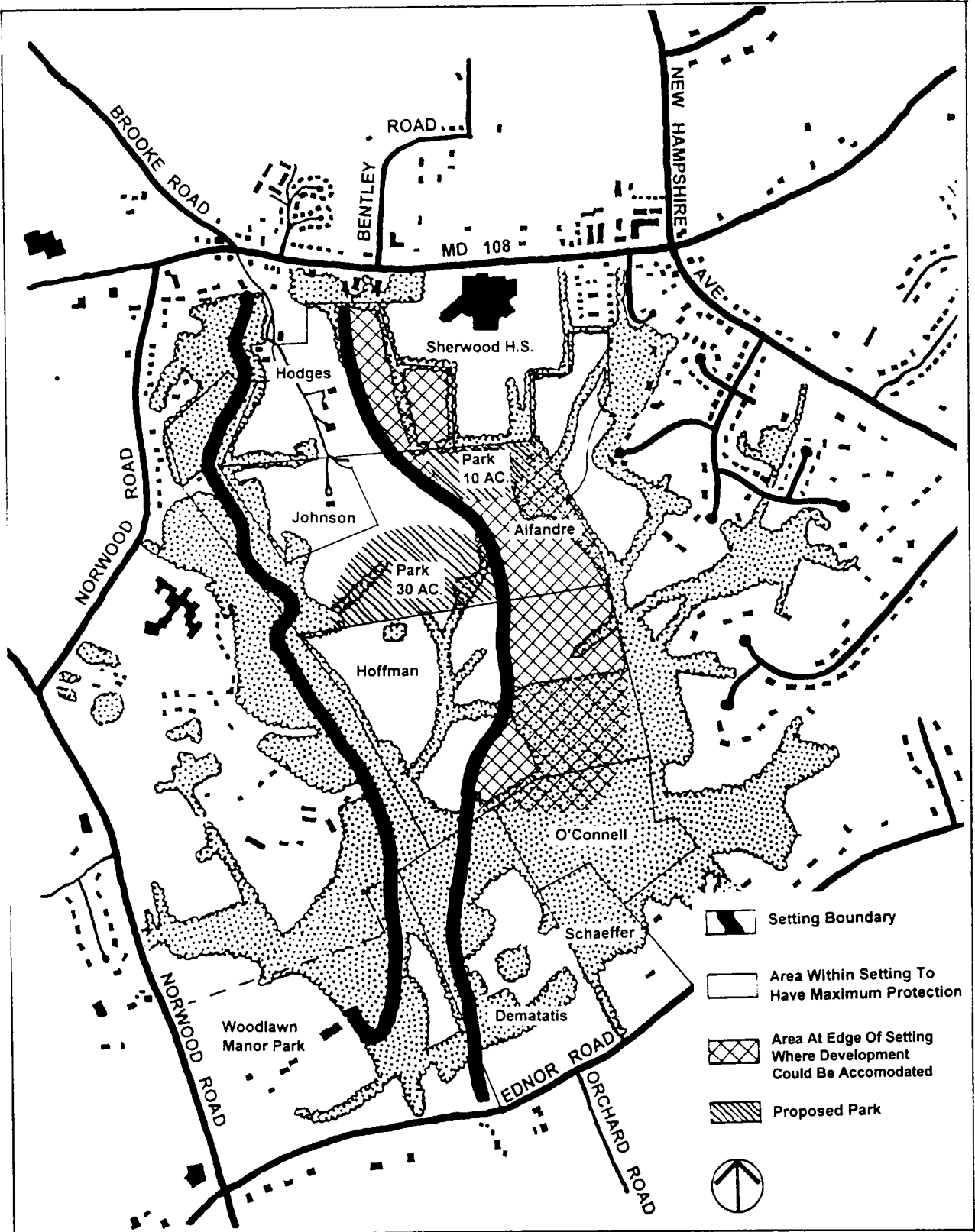
TABLE 2

RURAL LEGACY AREA DEVELOPMENT GUIDELINES

<p>AREA (See Figures 10 and 11)</p>	<p>GUIDELINES</p>
<p>Maximum Protection Areas - Within the Setting</p>	<ul style="list-style-type: none"> • Maintain land in rural open space. • Preserve views from the Rural Legacy Trail; ensure that the landscape in its present form dominates. • Harewood is a privately owned home on 20 acres and is a Historic Resource (see Table 5). Any new homes placed on this property should be clustered within a very limited area to ensure preservation of the historic setting and scenic views from the Rural Legacy Trail.
<p>Areas at Edge of Setting Where Development Could Be Accommodated</p>	<ul style="list-style-type: none"> • At time of site plan review, the developer should identify how proposed buildings relate to the view from the Rural Legacy Trail. • Where possible, use existing topography and natural features to screen views of homes from the Trail. • Where possible, locate new homes within woodland edge to provide appropriate screening or filtering of views. • Consider placing new homes on the far side of ridge tops behind trees. • Consider planting new forest that would obscure direct views of new homes. • Where possible, maintain view of open rural land beyond a foreground trees. • Ensure that any new development is compatible with the Rural Legacy Trail concept. For example: <ul style="list-style-type: none"> - Ensure that new neighborhoods are compatible with historic structures. - Limit views of new development by intensifying plantings along the existing hedgerows. - Minimize views of homes from the Trail through spacing, orientation and arrangement of units, and landscaping.

SETTING WITHIN THE RURAL LEGACY AREA

FIGURE 11



1) Maximum Protection Areas Within the Setting:

This is the area which should be kept as open space. This area is characterized by open cropland and pasture on a gently rolling terrain. The Planning Board may need to re-evaluate the exact location of the setting so as to protect the views along the Rural Legacy Trail without unnecessarily restricting development. It may be necessary to modify the boundaries to allow for the construction of an access road from the Hoffman property to the Dematatis property.

2) Areas at the Edge of the Setting Where Development Could Be Accommodated:

These areas are located at the edge of views from the Rural Legacy Trail. This is where some of the units in the rural neighborhoods can be placed in the landscape and screened effectively. It is not intended to reduce the density of development or preclude development where it can be accommodated.

Design Guidelines

The guidelines shown in Table 2 concern the two areas described above and should be used to achieve the desired results.

- **Develop two new rural neighborhood clusters within the Rural Legacy Area. One cluster neighborhood, the Northern Neighborhood, is to have access to MD 108 and is clustered around Sherwood High School. The second neighborhood, the Southern Neighborhood, is to have access from Ednor Road. Pedestrian and bicyclist access between these two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the two neighborhoods, the Rural Legacy Trail, Sherwood High School, and the Sandy Spring and Ashton Village Centers.**

A. The Northern Rural Neighborhood

The focus of the new northern neighborhood proposed in this Plan is Sherwood High School. This new neighborhood should relate to the Sherwood High School campus and have strong connections to the village centers. The new homes would be clustered near the school, preserving large areas of the rural landscape on 75-85 percent of the land. The rural landscape would not only form the setting for the new neighborhood but would be an important part of the scenic vista of the Rural Legacy Trail. The new rural neighborhood would also provide diversity of lot sizes that is more in keeping with the way the village area has grown historically.

This new neighborhood would be developed on four properties: Alfandre, Hodges, Johnson, and Lansdale. The purpose for creating a neighborhood around Sherwood High School is to add a new neighborhood close to the existing village and community while at the same time preserving at least 75-85 percent rural open space around the Auburn Homestead, Harewood, Meeting House Road, and the setting for The Sandy Spring. Properties rezoned to the Rural Neighborhood Cluster Zone in this area are Hodges, Alfandre, and Johnson. (See Figure 12).

Lansdale Properties (P455, 452, 451, 450, 449, 447)

The Lansdale properties consist of 6 contiguous parcels. All of the parcels have frontage on MD 108. Three of the parcels are zoned R-200 and are situated such that a public road providing access to the Hodges property could be accommodated. The Plan recommends rezoning these 3 parcels from the R-200 Zone to the R-90 Zone to achieve appropriate density. These parcels will also provide right-of-way for a primary road to properties to the south.

The Lansdale properties (see Figures 12 and 32) are strategically located on the south side of MD 108 between the village centers where they can contribute to the realization of two of this Plan's main objectives: ensuring the access to MD 108 that is needed for a new rural neighborhood at Sherwood High School and maintaining the separation between the two village centers. The Lansdale property should provide a road to serve the new neighborhood and preserve the remaining woodland edge along MD 108 that provides a visual break between the two village centers. Consistent with these objectives, this Plan recommends the following:

- Maintain the woodland edge in the eastern portion of the property next to the school by retaining the existing homestead and allowing its future use as a country inn. Rezone parcel 455 (2.86 acres) from R-60 to RE-2 with recommended future rezoning to the Country-Inn Zone.
- Provide additional homes to reinforce the village edge of Sandy Spring on the western 3 parcels. Rezone these parcels (P447, 449, 450, approximately 4 acres) from R-200 to R-90.
- Ensure continuation of commercial uses in the middle of the property. Rezone parcels 452 and 451, approximately 2 acres, that are currently zoned I-1 to C-2 to limit uses to those consistent with the village center concept.

Hodges Property (P725)

The Hodges property, which contains the homestead, Auburn, is just south of the Lansdale properties. The property is comprised of 47 acres and contains hedgerows and horse pasture. The property does not have frontage on a public road. Access is currently through the portion of Meeting House Road that is a private road. In order to preserve the setting for Meeting House Road and the Rural Legacy Trail, access to this property should be through an extension of a public road from Route 108 through the Lansdale properties (See previous recommendation). The development of this property should include approximately 75-85 percent rural open space. The open space should include the homestead, Meeting House Road, and the surrounding setting for the Rural Legacy Trail as illustrated in Figure 12. Units should be clustered to the east adjacent to Sherwood High School.

Alfandre Property (P131, P766)

This property contains 2 parcels and is comprised of approximately 120 acres. Parcel 766 has frontage on two public streets, Country Hills Drive (Springlawn Development) and Hidden Garden Drive (Wyndcrest Development). Both parcels have access via Hidden Garden Lane and Country Hills Drive or the new access road to MD 108 if development of the Hodges and Lansdale property occurs sooner than anticipated. However, the number of units possible through Country Hills Drive is limited by a stream crossing and the existing pattern of large lot development and should be no more than 6. Potential development through Wyndcrest via Hidden Garden Lane, a tertiary street, would be limited to a total of 75 lots including existing units. There are already 26 lots, therefore, the road can accommodate only 49 more lots.

75-85 percent of the property should be rural open space in order to preserve the setting for both The Sandy Spring and the Rural Legacy Trail. Development should include a diversity of lot sizes, compatible with the Wyndcrest and Springlawn neighborhoods, and should be clustered around Sherwood High School and away from the open space. Pedestrian access to the open space and Rural Legacy Trail should be provided.

Johnson Property (P933)

The Johnson property contains the historic site, Harewood, and consists of 20 acres. This property does not have frontage on a public road. Access to the site is through a portion of Meeting House Road which is a private road. Cluster development on this property should include sufficient open space to provide an appropriate setting for the Rural Legacy Trail. Rural open space between 75-85 percent of the site may be necessary to achieve this goal.

Design Guidelines

The following guidelines should be followed at the time of development of the northern neighborhood.

- Neighborhood development should have a strong relationship to the community aspects of the high school.
- Neighborhood development within or at the edges of the Rural Legacy Trail setting should be supportive of the rural character envisioned for the Trail as stated in the guidelines in Table 2.
- The Northwest Branch Trail and connecting local trails that provide access to the Rural Legacy Trail setting should be part of the development plan.
- Rural open space should be between 75-85 percent of any development.

- The maximum density should be 1 dwelling units per 2.2 acres. There should be a mix of lot sizes within the neighborhood from as low as 4,000 square feet. There may be opportunities within the open space to create very large lots (10 acres or more).
- A small percentage of units such as carriage houses and those designed for zero lot line configurations would be acceptable and should be clustered toward the high school.
- Access to the new neighborhood on the Alfandre property may be through Country Hills Drive, 6 lots only, and Hidden Gate Lane, 49 lots or through the new access road to MD 108 if the Hodges and Lansdale properties develop sooner than expected.
- Access should also be provided to MD 108 by a new primary road (P-4) to serve a portion of the development south of MD 108. The road access should be between the central commercial portion and the western residential portion of the Lansdale property. Access for new homes in the western residential portion of the Lansdale property should occur only from P-4. Any new commercial construction should be required to have access to P-4. Where the road crosses the Hodges property, it should be located along the existing hedgerow and as far from the existing house as possible, unless it is determined by the Hodges family at the time of development that a different alignment is preferred. If the Hodges property is sold to another party prior to development, the location of the road may also change. A primary residential road with a right-of-way width of 70 feet is recommended. The design of the new road should be consistent with the rural character objectives of this Plan including the minimum appropriate pavement width.
- There should be no road connection between the north and south neighborhood to ensure the creation of two distinct neighborhoods. Pedestrian and bicycle access should link the two neighborhoods.

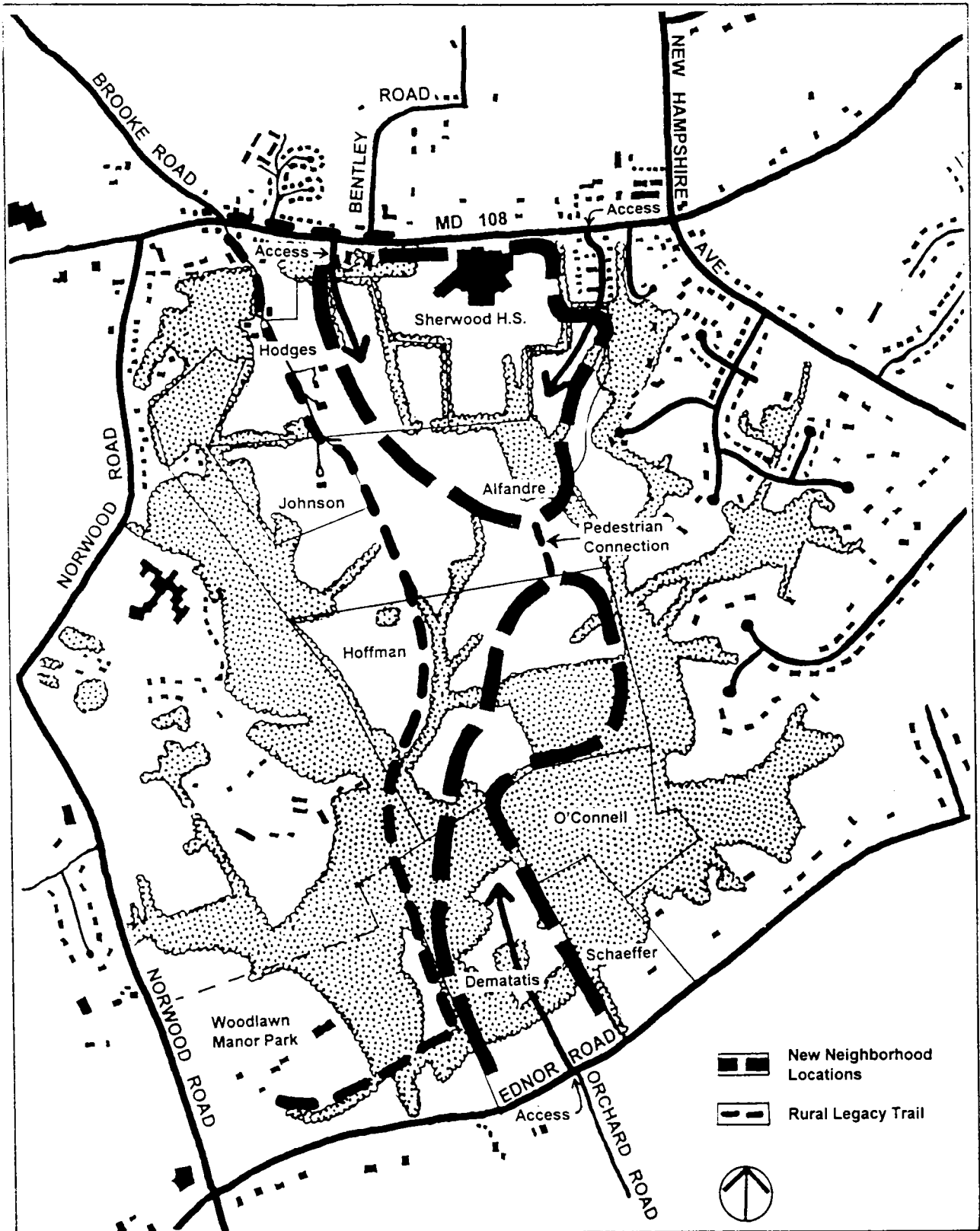
B. The Southern Rural Neighborhood

A second new rural neighborhood area has access only to Ednor Road. Across from this proposed neighborhood and on the south side of Ednor Road lies the Cloverly Master Plan Area, Northwest Branch Stream Valley Park and a Rustic Road, Orchard Road. The Northwest Branch Trail enters Sandy Spring/Ashton Master Plan area at this point and merges with the Rural Legacy Trail. The remaining developable properties in this area are located near Woodlawn Manor. These properties are Dematatis, Hoffman, O'Connell and Schaeffer.

The purpose of the open space in this area would be to preserve rural character along Ednor Road, around the Rural Legacy Trail and around the setting of the Sandy Spring. New development should minimize visibility of lots along Ednor Road. Large lots or open space should be located along Ednor Road. Open space should include all environmentally constrained areas in order to achieve the desired rural character and provide the appropriate setting around the Sandy Spring and along the Rural Legacy Trail. During subdivision and site plan review, the

TWO RURAL NEIGHBORHOODS ALONG THE RURAL LEGACY TRAIL

FIGURE 12



Planning Board may determine that 70-75 percent rural open space on the Dematatis, Schaeffer, and O'Connell properties may be necessary to achieve the objectives of the Plan. In addition, pedestrian and bicycle access to the new northern neighborhood planned around Sherwood High School should be provided. Such access between the two neighborhoods and the Rural Legacy Trail is crucial to maintain connectivity between the new rural neighborhoods, the existing neighborhoods and the Sandy Spring and Ashton village centers.

The critical property in this group is the Hoffman property, where the Sandy Spring is located. Hoffman is an interior property with no access to a public road. The Rural Legacy Trail passes through the Hoffman and Dematatis properties. This Plan recommends that access be provided through the Dematatis property. Because of the proximity to a stream and setting for the Rural Legacy Trail, it may be necessary for rural open space on the Hoffman property to encompass 75-85 percent of the property, which may result in smaller or, alternatively, fewer lots.

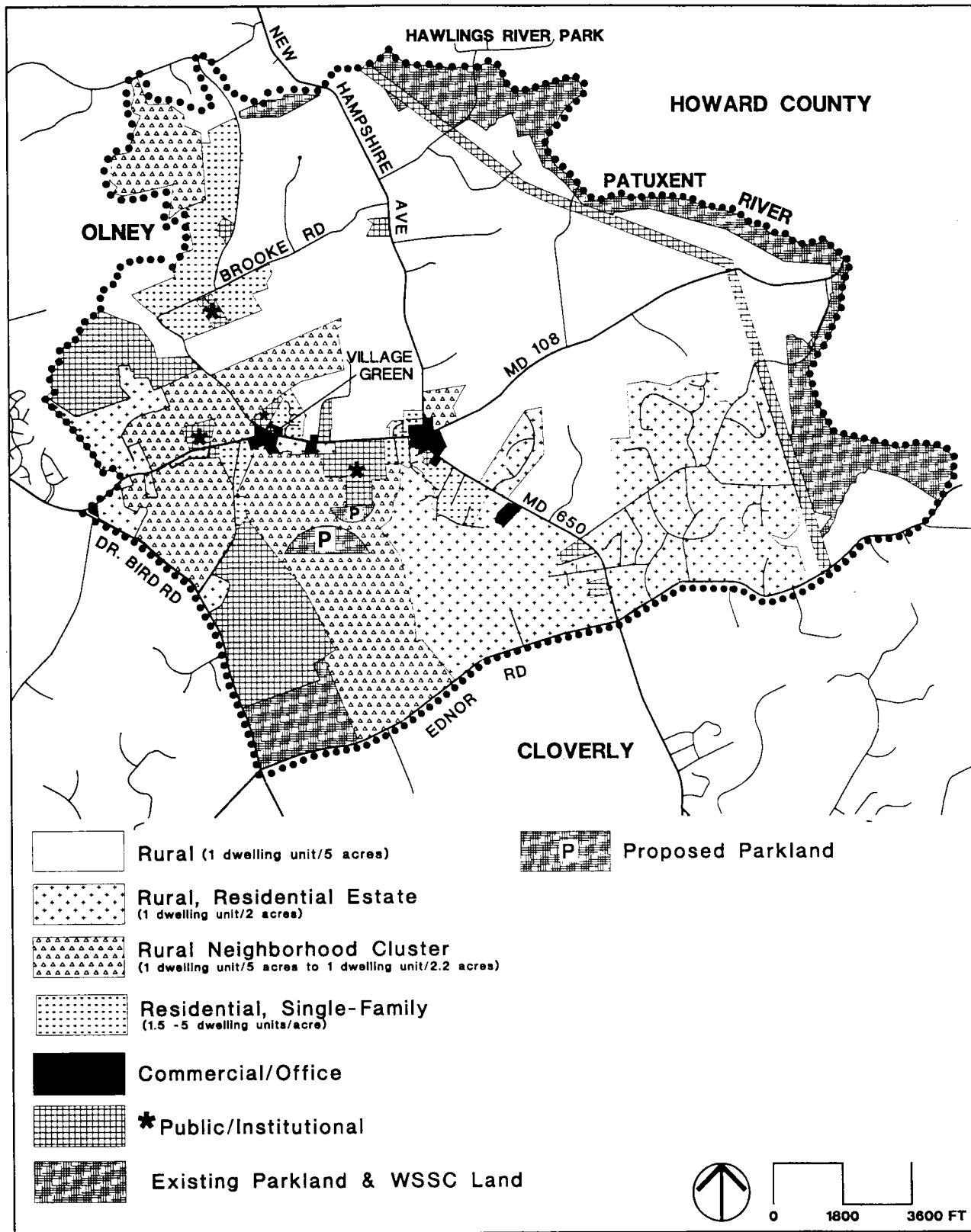
Design Guidelines

The land use pattern along Ednor Road consists of large lots and small farms of varied sizes. This Plan endorses and continues this pattern and recommends the following guidelines:

- Preserve rural open space along Ednor Road and the Rural Legacy Trail.
- Continue the residential land use pattern typical of Ednor Road: homes on varied lot sizes facing the road. Locate the new neighborhood to minimize visibility from Ednor Road; if any homes are visible, they should be located to blend in with the rural landscape. For example, homes between Ednor Road and the stream should have deep setbacks from the road and be placed at the edge of woodland. Preserve existing trees along Ednor Road to maintain this character.
- Provide for neighborhood development at the edges of the Rural Legacy Trail setting in conformance with the guidelines in Table 2. For example, preserve a deep woodland buffer between new homes and the Rural Legacy Trail.
- Provide access to Ednor Road, with no through road to MD 108, in order to maintain two separate neighborhoods.
- **Implement the rural neighborhood concept through the proposed Rural Neighborhood Cluster Zone.** The Rural Neighborhood Cluster Zone provides for a maximum density of 1 dwelling unit per acre and open space that can be between 65-85 percent of the development. Density in the Sandy Spring Ashton Master Plan is capped at 1 unit per 2.2 acres except where otherwise noted. This zone would be applied to all the properties noted as part of the new rural neighborhood cluster with the specific required amount of open space included in the description of the properties (see also Implementation Chapter). The new zone includes the following features:

LAND USE PLAN

FIGURE 13



- Maximum density of 1 dwelling unit per 2.2 acre with density to be capped in the master plan
- Preservation of 65-85 percent of the land in rural open space
- Centrally located neighborhood open space
- A variety of lot sizes: starting as low as 4,000 square feet
- The possibility of some very large lots of 10 acres or more
- Sewer and water service

This Plan recommends that the properties in the Rural Legacy area owned by the following parties be rezoned from RE-2 to the new Rural Neighborhood Cluster Zone: Hodges, Alfandre, Hoffman, Johnson, Dematatis, O'Connell, and Schaeffer. (See Appendix A.)

VILLAGE CENTERS

This Plan emphasizes “rural villages” as one of the important elements of rural character in Sandy Spring/Ashton. The village centers provide for the business of daily life also. The rural character of the village centers is of great value to the community. There is concern about the future economic and social health of these village centers. This Plan acknowledges and addresses these issues to the extent possible through land use and design recommendations.

The rural entries along MD 108, Norwood/Dr. Bird Road, and Norwood Road separate the village centers from other nearby areas of settlement, such as the Olney Town Center and Cloverly. The entries create attractive entrances to the village centers and help establish the character of the area. These roads are lined with homes of varied vintage, scattered vistas of open cropland and fields, woodland, hedgerows and some of the area’s institutions. The importance of the rural entry experience was recognized in the 1980 Plan and remains an important theme of this Plan.

OBJECTIVE: Ensure that the villages of Sandy Spring and Ashton maintain separate and distinct identities.

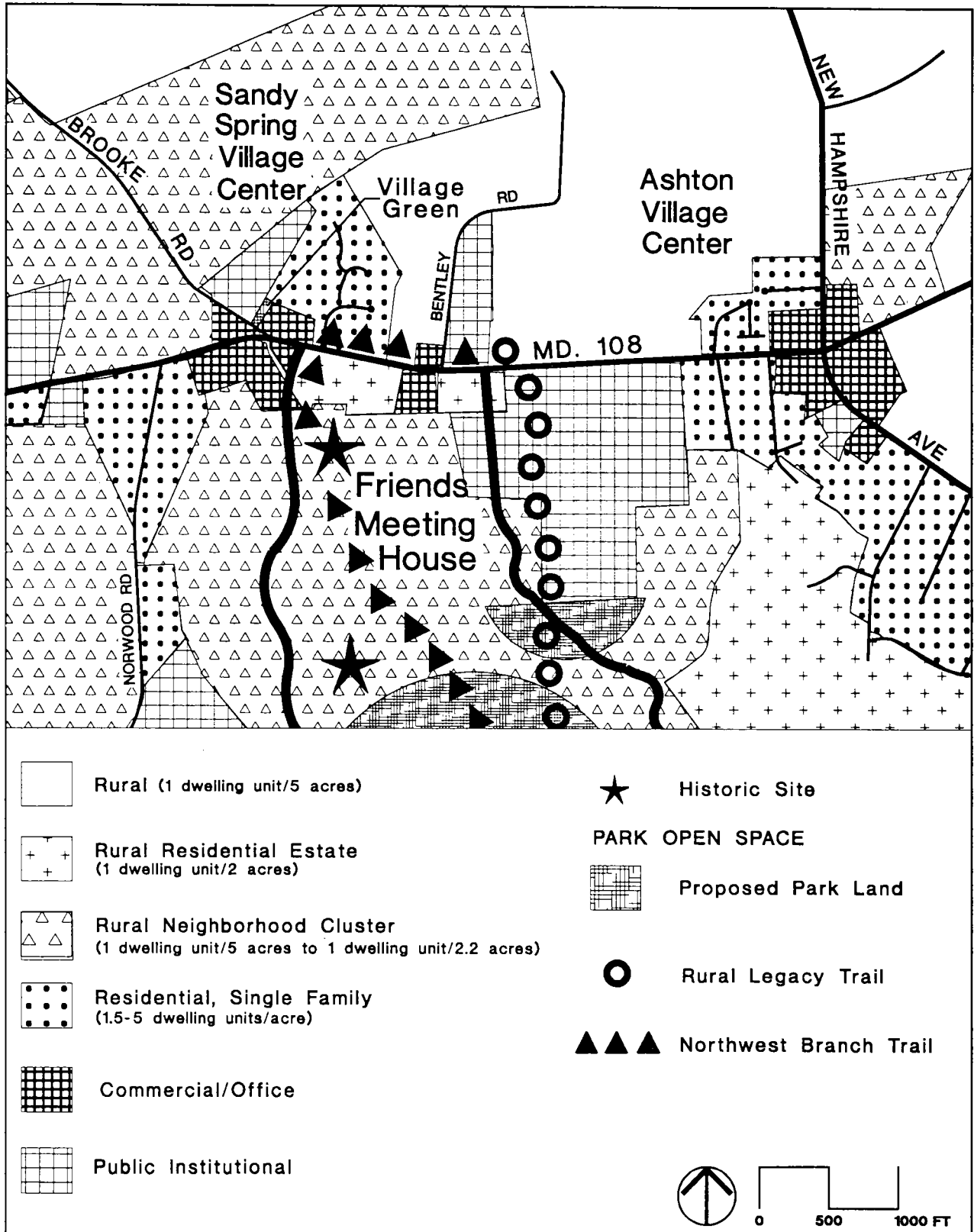
The village centers of Sandy Spring and Ashton are located on the same roadway (MD 108) and lie less than one-half mile from each other. The centers have maintained separate identities because commercial uses are clustered within the villages and there is a low-density land use pattern between the villages. The following recommendations will help reinforce the separate identity of each village center.

RECOMMENDATIONS:

- **Maintain low density on the north side of MD 108 between Bentley Road and Ashton Club Way with appropriate setbacks of rural open space or a heavily wooded edge.**
- **Reinforce the eastern edge of the Sandy Spring village center.** Allow some additional large-lot homes on the Brown Property as a transition between the medium-density residential and commercial uses of the villages and the adjacent rural/open space area that is 1 dwelling unit per 5 acres density with a cluster option (RC). Rezone the 3.59-acre parcel from Rural Cluster to RE-1.

VILLAGE CENTERS

FIGURE 14



- **Apply the new Sandy Spring/Ashton Rural Village Overlay Zone to allow additional flexibility in development while providing the option of design review to ensure conformance with this Plan.**
- **Balance the need for increased road capacity along portions of MD 108 with the need to maintain a "main street" character on MD 108 within the village centers. This Plan reaffirms the 1980 Plan recommendation that the right-of-way for MD 108 remain 80 feet to help ensure the road functions as a street serving the village centers rather than dividing them. (See also Transportation Chapter.)**
- **Encourage development and revitalization of the village centers. This Plan recognizes that incentives to property owners are an important part of revitalizing the village centers. Providing for increases in commercial density is one way of encouraging redevelopment. However, in these village centers such increases need to be balanced with the Plan intent to maintain the small scale of the existing centers.**
- **Develop the new Rural Village Overlay Zone to include the following features to encourage coordinated design, simplify requirements and protect the viability of existing businesses. (See also Implementation Chapter.)**
 - flexibility in parking requirements.
 - flexibility in minimum lot size for certain special exceptions
 - grandfathering certain existing uses which would otherwise be considered inconsistent with traditional village character.
 - FAR of 0.75 to be calculated on the underlying commercial zone portion of the site.
 - flexibility to increase the building height up to 30 feet on the commercial sites at site plan review.
- **In combination with the above flexibility provisions, this Plan recommends the following development guidelines which, with design review, will help ensure that new development maintain the small scale envisioned for the village centers:**
 - Encourage use of traditional village design, such as height limits compatible with the Sandy Spring Historic District and buildings facing the main road.
 - Encourage "active fronts" on buildings, such as porches and street entrances.
 - Encourage a land-use mix of stores and homes by maintaining the existing mix of commercial and residential zoning within the village centers.

- Create pedestrian “traffic” with uses and designs that invite frequent visits by all members of the community.
- Encourage stores and other uses that provide services to local residents and are at a compatible scale.
- Encourage use of the Sandy Spring Historic District as a source for design.
- Create small parking areas that are well-landscaped, preserve trees, and compatible with nearby uses both day and night.
- Place most off-street parking out of view of common space and active fronts, rather than between buildings and the street.
- Provide lighting that is consistent with the area’s character in terms of style, scale and intensity.

SANDY SPRING VILLAGE CENTER

The Sandy Spring village center should be the heart of the community in terms of local commerce and community gatherings. Already the Friends Meeting House, Montgomery Mutual Insurance Company, Sandy Spring National Bank and the Sandy Spring Volunteer Fire Department (VFD) Station contribute to this goal.

While the character of the village center south of MD 108 is well-established, efforts are needed to reinforce the village center on the north side. Many buildings are not in keeping with the historic character of the area. Parking intrudes on the pedestrian areas and several uses serve only a very small segment of the community and are not inviting to the rest. Development of public/private strategies is essential to make Sandy Spring village center more inviting.

OBJECTIVE: Create a Sandy Spring village center concept that will help ensure that the village center serves its role as a focal point of community life.

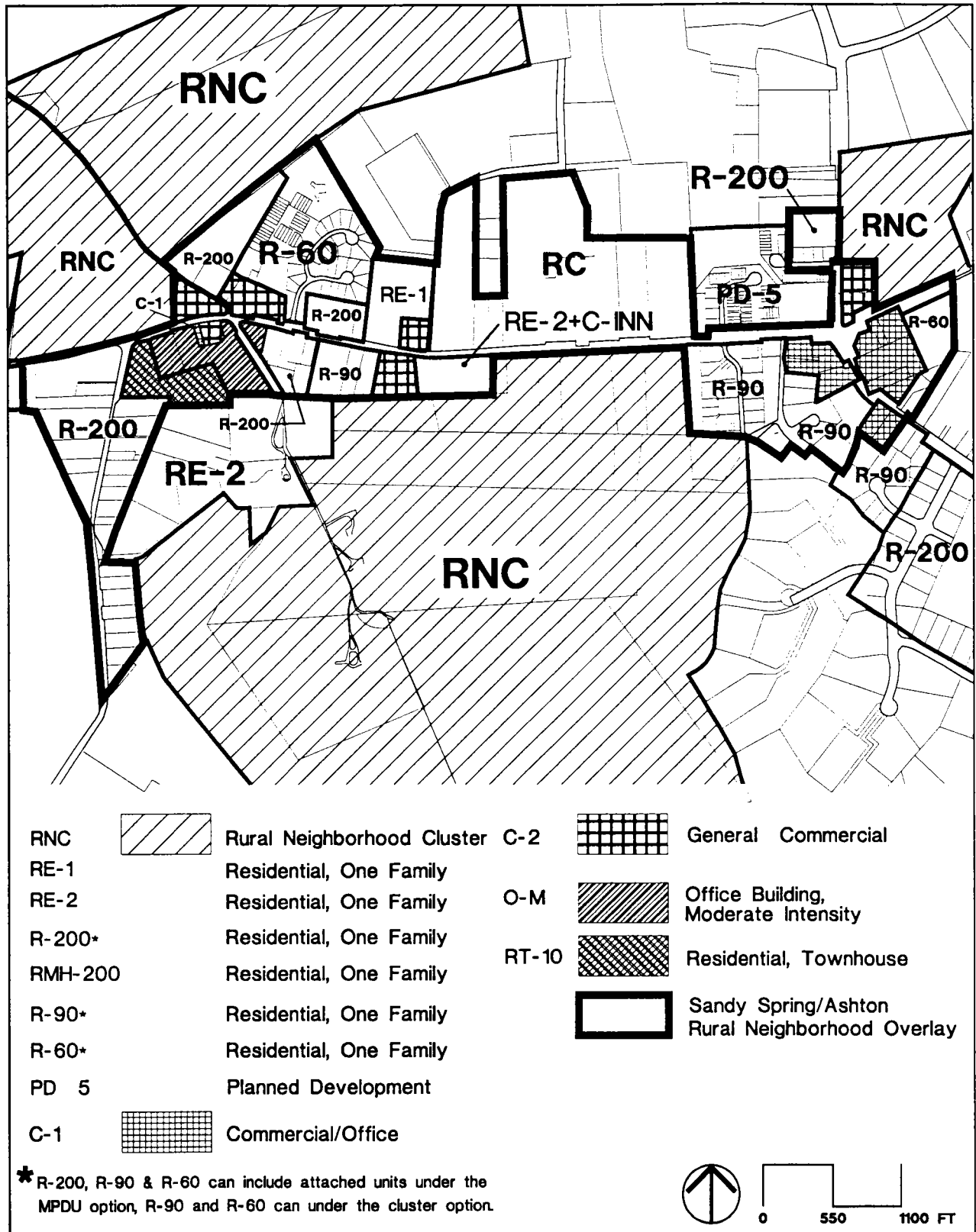
RECOMMENDATIONS:

- **The village center concept (Figure 15) should consist of the three following elements.**

Development of a new fire station as a community focal point. The Sandy Spring Volunteer Fire Department has purchased a 7-acre site in the village center to build a new fire station. The fire station has the potential to be a strong civic presence. The fire station building and site should be carefully planned to maximize potential as a community focal point. However, the site should be rezoned from RC to R-200 which is a more appropriate intensity for reinforcing the village center should the fire station not be built.

ZONING PLAN FOR THE VILLAGE CENTERS

FIGURE 15



Realignment of Brooke Road. This Plan recommends that Brooke Road be realigned slightly to help improve pedestrian and vehicular movement in the village center. This improvement will maintain the historic crossroads of Brooke Road and MD 108 as the center of the village while allowing better pedestrian access to shops and homes in the area.

Village green for civic events and casual socializing. Creation of a civic space in the center of the village should be studied in conjunction with the new fire station and the realignment of Brooke Road. Since the Plan recommends that the village green be located where there are existing businesses, purchase or redevelopment of those businesses will be necessary to implement the Plan's recommendations. The village green is intended to be a unifying design element that could also serve as a focal point for the Rural Legacy Trail as it reaches the village center. It should be planned and designed in coordination with the redevelopment of private businesses, the post office and fire station, and be large enough to accommodate community gatherings. Approximately one-half acre is desirable. The edges of the village green should be reinforced by the placement of buildings. Implementation will call for public-private partnerships.

- **To allow better design, incorporate the village green and accommodate the new fire station, this Plan recommends allowing parking in connection with the commercial uses on the properties east of Brooke Road, which also front on MD 108, where properties are zoned commercial and residential.** These properties are shown in Figure 14 and Appendix A and identified as the Batheja, Isaacson and Eppard properties. The relocation of the fire department will provide the opportunity for realigning the Brooke Road intersection and creating the village green. This may necessitate the relocation of the existing commercial buildings. Under the provisions of the Village Overlay Zone, the residential portion of these sites is suitable for parking in conjunction with the current uses in the C-2 zone, without the necessity for obtaining a special exception. At such time as the fire station and village green projects are programmed and funded, the resulting change in the neighborhood will allow for rezoning of the residential portions of the Batheja, Eppard, and Isaacson properties to the C-2 zone via a new sectional map amendment (SMA) to be filed by the County. This will permit relocation and redevelopment of the existing commercial uses without a net increase in the overall amount of commercial zoning in the Sandy Spring Village Center. The Village Overlay Zone attempts to address parking concerns of local businesses by providing flexibility where parking can be located. An overall parking scheme for the village should be a product of the design study recommended below.
- **Develop a more detailed concept plan.** Certain Plan recommendations regarding the Sandy Spring village center require a level of study and refinement that is beyond the scope of this Plan. To implement the concept for the village center a more detailed study should be prepared. The study could not only address the above recommendations, but also streetscape elements. Staff from different agencies could participate in the study.
- **Provide for business expansion and better customer parking and circulation in the Sandy Spring village center.** Property owners expressed concern about these issues. To respond to these concerns, this Plan:

- Supports the reuse of the existing fire station as office space for Montgomery Mutual Insurance Company's expansion. Should the fire station relocate, the current site would be appropriate for commercial use. For this reason this site, which is currently zoned R-200, is recommended for rezoning to O-M.
 - Encourages the creation of parallel parking along MD 108 and Brooke Road in the village center. Safety issues associated with this recommendation must be studied further.
 - Encourages flexibility in the on-site parking requirements.
- **Use the rural neighborhood concept to help reinforce the Sandy Spring village center while maintaining the village's rural setting and rural entries along Norwood Road and MD 108.**

This Plan proposes a modest expansion of the village center to include an additional 23-45 homes under the rural neighborhood cluster concept. This recommendation will help preserve an attractive rural edge to the village center as well as attractive rural entries.

Several properties are affected by these recommendations: Danshes and Ligon (Avalon) at the village edge, and Farquhar, Bancroft and some smaller properties (Gibian, Olds and DiBatista) in the rural entries. All the properties are currently zoned for low-density, large-lot development under the RE-2 or RC Zone. The intent of this Plan is to encourage clustering and create a setting of rural open space around the village center and in the rural entries with rural open space between 70 to 75 percent. Therefore, this Plan recommends rezoning the following properties to the Rural Neighborhood Cluster Zone: Danshes, Ligon, Bancroft, Gibian, Old, DiBatista and Farquhar. These properties are shown in Figures 18 and 30 and Table 8. There are also high priority reforestation areas on the Farquhar and Bancroft properties that should be identified at the time of development in conformance with the County Forest Conservation Regulations.

Farquhar Property

The Farquhar property contains 69.7 acres and is currently zoned RE-2. The Rural Neighborhood Cluster Zone could be used to guide development towards the villages and away from the rural surroundings. Development along Marden Lane could be achieved in a manner consistent with the pattern that has developed there over the years.

Ligon and Danshes Properties

The Ligon Property (26 acres) and the Danshes Property (40 acres) are located on either side of Brooke Road just at the western edge of the Sandy Spring Village. Development of these two properties under the Rural Neighborhood Cluster Zone could achieve densities at the village edge and open space past the village and in the rural entry area.

Gibian, Olds, DiBatista and Bancroft Properties

These four properties are located on the south side of MD 108 in the rural entry area just west of the Sandy Spring Village Center. Gibian property contains 18 acres, DiBatista property 10 acres, Olds property 22 acres, and Bancroft property 106 acres. DiBatista and Olds properties have access to MD 108; Gibian and Bancroft properties have access to MD 182. Development of these properties under the Rural Neighborhood Cluster Zone should be in accordance with this Plan's rural neighborhood concept and guidelines.

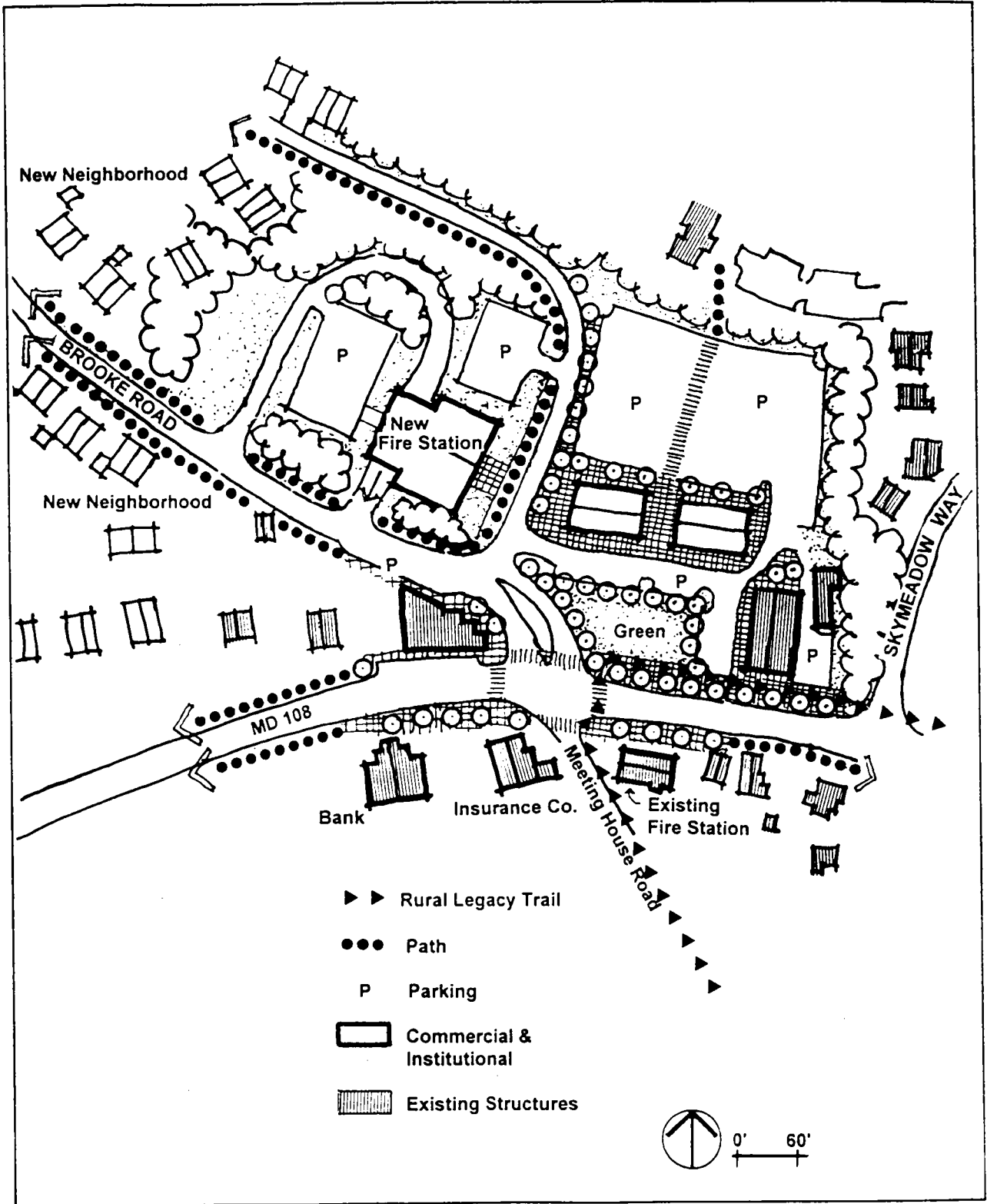
Design Guidelines

The following objectives should be accomplished as new development occurs in the village center and rural entries:

- Preserve the rural entry experience along MD 108, Brooke Road, and Norwood/ Dr. Bird Road.
- Provide the critical rural setting for the Sandy Spring village center right at the edge of the village.
- Locate new neighborhoods to either reinforce the village centers or preserve the character of the rural entries to the village centers.
- Ensure that the residential portions of the sites are compatible with the village center and historic district.
- Ensure that any existing homesteads remain part of the rural open space and rural setting of the village center and that an ample setting is maintained.
- Provide main access for new neighborhoods from roads other than MD 108 such as Brooke Road, to reduce the need to widen the pavement of MD 108 for new acceleration and deceleration or turn lanes. Increase the use of Brooke Road for access to the village center.
- Maintain the rural character of the preserved rural open space as well as woodland edges along the existing roads.
- Ensure that the character of new neighborhoods reflects a rural setting.

SANDY SPRING VILLAGE CENTER CONCEPT

FIGURE 16



- **Require that campus institutional uses be compatible with the rural character of the area.** This Plan addresses the rural entry areas leading into the village of Sandy Spring including several existing campus institutional uses: Brooke Grove Foundation, Friends House Retirement Community and Sandy Springs Friends School. To ensure compatibility with the rural character of the area, this Plan:
 - Encourages using the traditional buildings of Sandy Spring/Ashton as inspiration for design. Strategies should include deep setbacks, significant landscaping and screening.
 - Encourage institutional uses when these campuses are expanded, to provide rural open space in accord with the goals and objectives of this Plan. The appropriate percentage of rural open space should be considered at the time of development and should encompass at least 60% of the entire site.

Design Guidelines

The following guidelines apply to specific sites:

Brooke Grove Foundation: Provide rural open space along Lake Hallowell, MD 108, and Brooke Road. Cluster new structures in the central area of site. Ensure that the visitors center at the site entrance on MD 108 is of residential scale in keeping with the rural entry concept for Sandy Spring village center.

Friends House Retirement Community and Sandy Spring Friends School: Rural open space should be located along Norwood Road. New structures and parking should blend in with the rural landscape.

ASHTON VILLAGE CENTER

There is constant pressure for the Ashton village center to continue to grow into a suburban crossroads since it sits at the junction of two heavily used roads. The 1980 Plan recommendations for limited commercial use and moderate- to low-density residential use are confirmed, with changes primarily to address character.

OBJECTIVE: Maintain the existing scale of Ashton village center and encourage improvements to its character.

This Plan confirms the 1980 Plan land use recommendations and the existing zoning pattern in Ashton village center with the following changes that are reflected in Figure 14 and concern properties identified by owner in Figure 32:

RECOMMENDATIONS:

- **Allow modest expansion of Kimball's Market.** Kimball's Market contributes significantly to the sense of community and the village's character. This Plan recommends additional

commercial zoning on 0.5 acres adjacent to the existing commercial lot where the market is located. This modest expansion will help the market. Therefore, the 0.5 acres should be rezoned from R-90 to C-1.

- **Limit residential development in the southeast quadrant to single-family detached homes only, rather than townhouses.** This Plan recognizes that special exception uses may be appropriate as well. This Plan recommends that there be flexibility in placement of commercial uses in the southeast quadrant to encourage design that better integrates residential and commercial uses. This flexibility is allowed through the proposed Sandy Spring/Ashton Rural Village Overlay Zone. The existing zoning should be confirmed.
- **Implement the 1980 Plan recommendation for commercial land use on the Cuff Property in the southwest quadrant.** This property is within the bounds of the small village center commercial area, although it has remained residentially zoned. This Plan recommends that the property be rezoned from R-90 to C-1 as intended in the 1980 Plan.
- **Apply the Rural Neighborhood Cluster zone to the Oakton Associates property.** Oakton Associates property lies in the Patuxent watershed in the northeast quadrant of the Ashton Village Center at the corner of MD 108 and New Hampshire Avenue. The property consists of 20.19 acres. One acre of the property is zoned C-2, the remainder is zoned RC. The acre of commercial zoning was added by the 1980 Master Plan to provide enough commercial zoning to allow relocation of the existing gas station (Free State Garage) from the MD 108 right-of-way. The property is undeveloped and is currently leased for growing nursery stock. To the west, opposite New Hampshire Avenue, is R-200 and PD-5 development. The residential portion of the Oakton property, if developed under the Rural Neighborhood Cluster Zone, could achieve a pattern similar to existing patterns and still provide sufficient open space to create transition and buffer between existing development in the Ashton Village Center and rural development to the north and east. Density for the residential portion should be capped at 8 to 10 units and clustered toward the Village Center. The commercial portion of the site should be included in the Rural Village Overlay Zone.

RURAL/OPEN SPACE AREA

The Rural/Open Space Area is the largest part of Sandy Spring/Ashton and is envisioned to remain predominantly rural. This area is zoned Rural and Rural Cluster.

OBJECTIVE: **Continue to recommend a low-density land use pattern to protect farmland and other rural open space.**

The few remaining farms in this area are interspersed with subdivisions and development pressures are mounting. Unlike Olney, where the Agricultural Reserve was established to protect large areas of working farms, this area has never been considered part of the County's critical mass of farm-land. This Plan envisions the continuation of small farms along with some residential development.

RECOMMENDATION:

- **This Plan does not recommend extension of sewer into this area nor does it recommend lowering the density below its current 1 dwelling unit per 5 acres designation.** Current clustering provisions would allow homes to be built on 40 percent of the property with the remaining 60 percent for farming, private recreation, or other uses allowed in the Rural Cluster Zone.

BROOKE ROAD/CHANDLEE MILL ROAD AREA

This area is characterized by ties of kinship and a strong sense of community. The continued availability of housing that current residents can afford is essential to the neighborhood's survival. Many of the residents cannot afford the large lots and homes that are becoming typical of the general area. In addition, this community has long struggled with issues of inadequate waste disposal systems, substandard housing and uneven watershed protection. Poor soils and steep slopes contribute to the difficulty of finding solutions.

OBJECTIVE: **Encourage rehabilitation and renovation of substandard housing and, particularly, of waste disposal systems.**

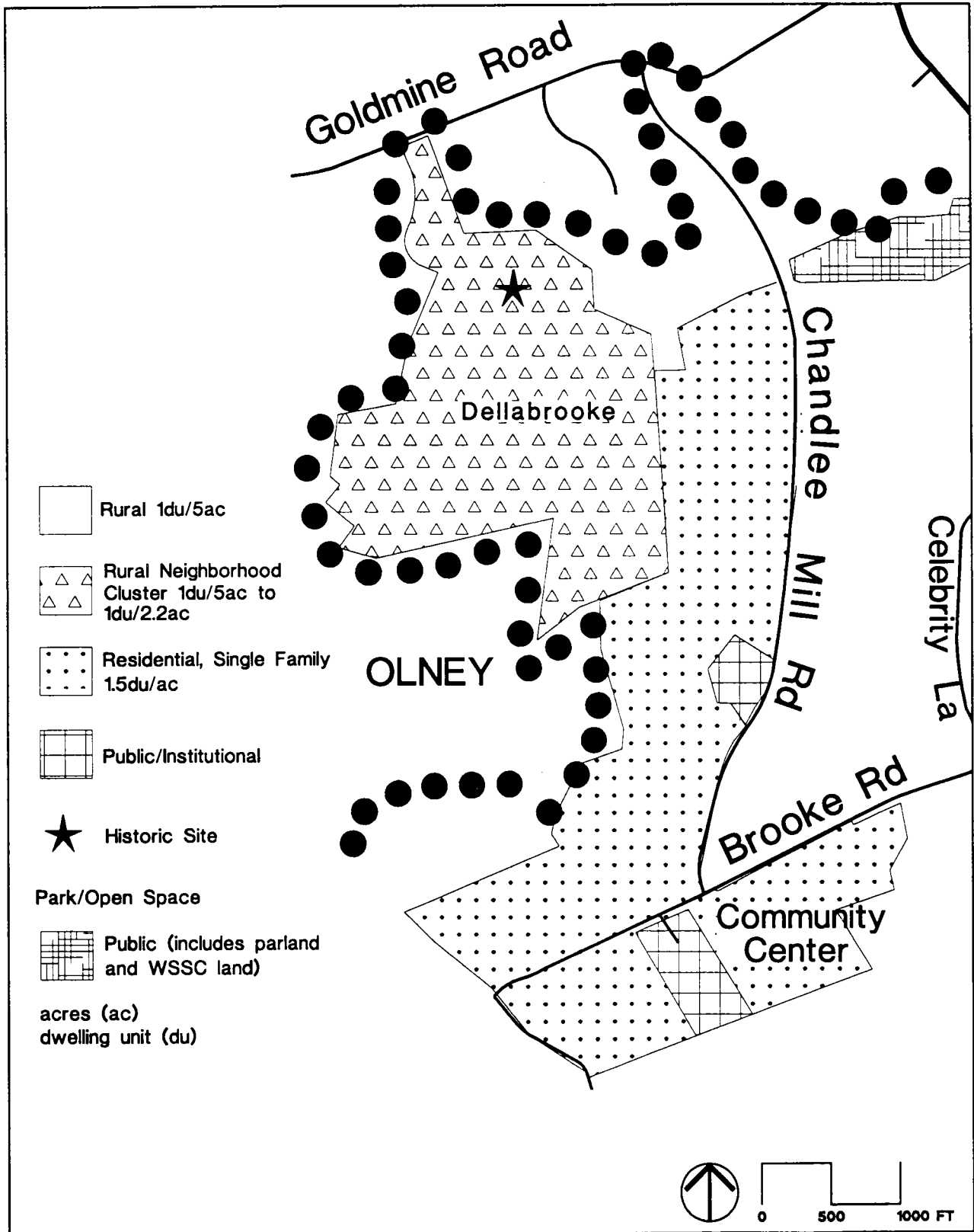
There should be a renewed focus on solving the waste disposal systems problem that coincides for the most part with the area zoned RMH-200. Solution of the problem, however, should include strategies that will accommodate the existing community without leading to redevelopment that would destroy the character of the community. There should be consideration of provision of sewer service to address continuing public health problems, with special attention to the cost impact on local households.

RECOMMENDATIONS:

- **Maintain the existing rural character of the neighborhood.**
- **Confirm existing zoning which allows a limited amount of residential development and permits smaller lots and single-wide mobile homes.**
 - Smaller half-acre lots (RMH-200 Zone) may be possible since they are permitted on the higher ground of uplands and ridges where septic systems are more likely to function properly on the soils, and are less likely to harm streams.
 - Larger two-acre lots (RE-2 Zone) are permitted in areas where septic systems and wells are more likely to experience problems due to severely limiting soils.
 - While double-wide mobile homes and manufactured homes are permitted in this area, single-wide mobile homes are permitted only on the smaller half-acre lots and only as special exception uses and must meet the same development standards as conventional single-family detached homes.

LAND USE PLAN FOR BROOKE ROAD AREA

FIGURE 17



- Mobile home parks would be inconsistent with this Plan and the Zoning Ordinance.
- **The Plan recommends eliminating split zoning (RE-2 and RMH-200) and rezoning split zoned properties to the RMH-200 zone.**
- **Provide cluster pattern of development on the Dellabrooke property to better protect the rural setting of the historic resource and natural features.**

The Dellabrooke Property is located near Goldmine Road and includes the Mahlon Chandlee home and outbuildings which date to 1817. The property and access driveway to the historic site total approximately 111 acres. The property contains two branches of the James Creek, floodplain, wetlands, steep slopes, and forest cover. Any road access to development would involve at least one stream crossing. The property is within the Primary Management Area (PMA) for the Patuxent River Watershed (Functional Master Plan for the Patuxent Watershed, 1991) and a 10% imperviousness is recommended within the PMA.

There have been two development applications for the Dellabrooke Property. In 1987, the owner submitted a plan of subdivision, 1-87016, which was never approved and closed out in 1991, showing 30 lots on well and septic with access from an extension of Pyrite Lane, a public street. Review of that subdivision by the Historic Preservation Commission concluded that a 7 acre historic setting including outbuildings should be incorporated into the plan. In 1997, the owner submitted a pre-preliminary plan, 7-97005, showing 21 lots on well and septic using a private road extension from Pyrite Lane. This plan was based on ground water table analysis, and the number of units had been reduced accordingly. Private roads in the RE-2 zone had become an option as a result of an amendment to Section 59 C-1.34 of the Zoning Ordinance allowing lots to front on a private cul-de-sac in the RE-2 zone. The private road minimized the impact of grading to the historic setting.

The physical constraints and historic designation suggest that cluster development, as opposed to well and septic large lot development, would be more effective in reducing the amount of clearing and construction within the sensitive areas. It would also afford more environmental protection and achieve an appropriate setting for the historic site. In addition, public water and sewer service to this property would reduce the number of potential septic fields within the Patuxent watershed and would allow the lots to be located within the less environmentally constrained portion of the site and closer to the pumping station. Under the cluster method, it would be possible to keep development on 25% of the site, leaving 75% of the site in open space. The open space would include the floodplain, all the environmentally constrained areas, and the historic setting. This development also provides an opportunity to consider solutions to the failing septic fields along Brook Road/Chandlee Mill Road.

In order to achieve the objectives of the Master Plan, development should encompass 75% open space, environmental protection, historic preservation, and compatibility with surrounding development. Issues to be addressed at the time of subdivision and site plan should include: the mixing of different lot sizes to achieve compatibility with surrounding development and to maximize open space, eliminating or reducing the number of lots within

the sensitive environmental areas, providing an appropriate historic setting on at least 7 acres, locating and designing a private road to reduce impacts on the historic setting, limiting impacts on the stream, and locating lots on land most suitable for development.

- Rezone from RE-2 and RMH-200 to the rural neighborhood cluster zone; maximum density not to exceed 48 lots.
- Community water and sewer service to be provided by a connection to the James Creek Wastewater Pump Station, adjacent to the site. This is not to be a precedent for sewer service to properties or portions of properties other than those specifically identified in this Plan. However, the reviewing agency should consider a solution or partial solution to the Brooke Road/Chandlee Mill Road health problem at the time of the community water and sewer category change request for the Dellabrooke property. See also Implementation Chapter.

NEW HAMPSHIRE AVENUE AREA

Although this Plan proposes no zoning changes in this area other than the Brinklow Post Office site, the character of New Hampshire Avenue is a major planning concern. The New Hampshire Avenue area contains one of the community's most important roads and is the area most affected by change. It serves as an important rural entry to Sandy Spring/Ashton, a main street for the Ashton village center and a route for through traffic. Recent changes have raised significant community concerns about the area's future ability to retain its rural character.

This Plan proposes a rural character concept as shown in Figure 18, that both maintains the existing rural character and re-creates it along the road. The New Hampshire Avenue area naturally extends to the north into the Brighton area of the Olney Master Plan area.

OBJECTIVE: **Ensure that the rural character of the New Hampshire Avenue area will be enhanced and maintained.**

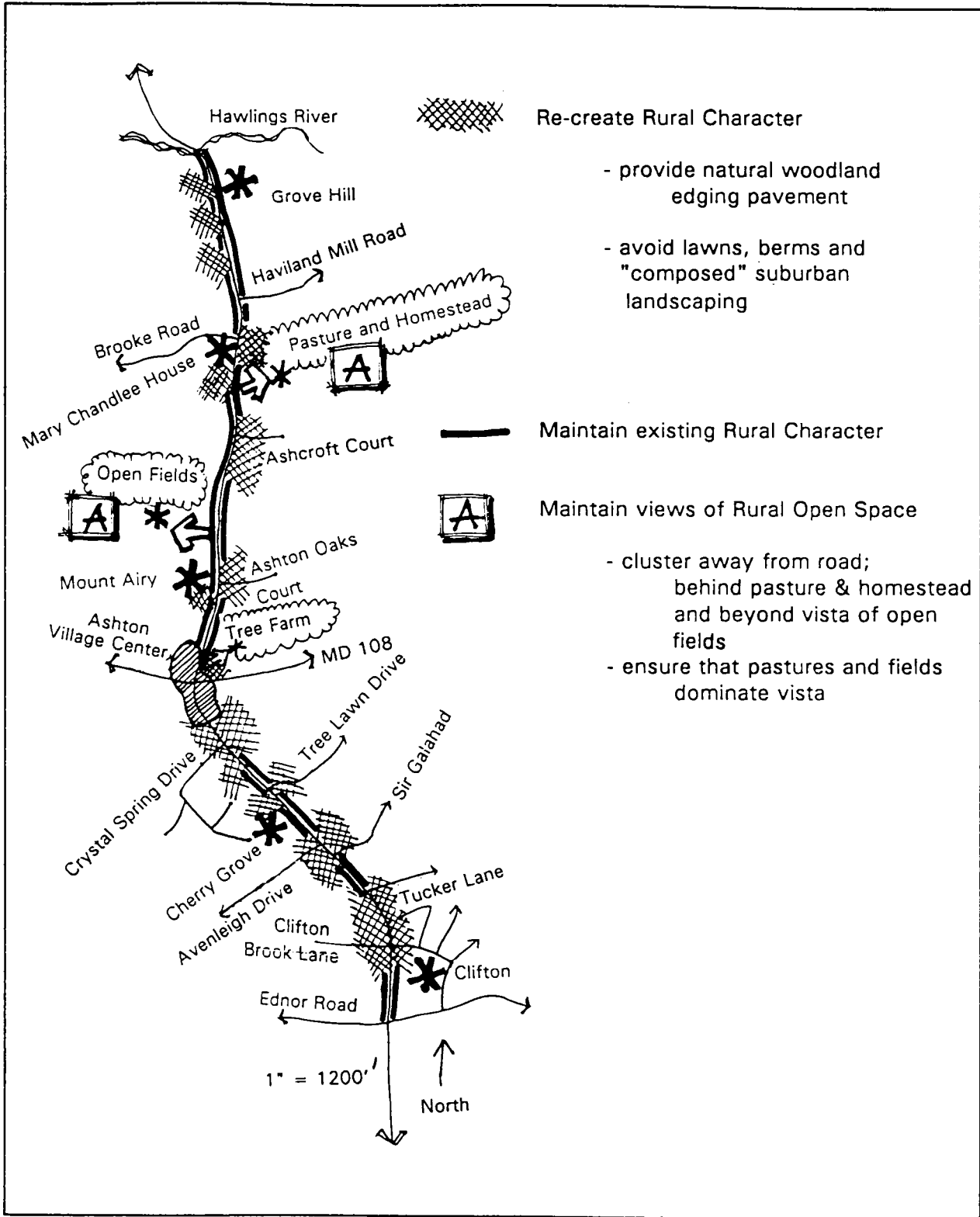
Design Guidelines

These guidelines apply north and south of the Ashton village center:

- Preserve rural open space along the road where it is highly visible to the community. Cluster new homes and site other buildings and uses to preserve open space along the road. Provide for scenic setbacks, as permitted in the Rural Cluster Zone, greater than 50 feet to be determined at the time of development review.
- Orient new homes and other buildings to the road. If homes cannot present fronts or sides to the road then the houses should be carefully sited and screened to minimize visibility. Berms are generally not as desirable as other forms of screening since they are not typical of the rural landscape of the area.

NEW HAMPSHIRE AVENUE: RURAL CHARACTER

FIGURE 18



- Provide for design within the road right-of-way and on adjoining property that is in keeping with rural character. Continue to provide for the 120-foot right-of-way south of MD 108. Maintain heavily vegetated edges as close to the road pavement as possible. Preserve woodland and hedgerows. Place new trees in a fashion that echoes traditional rural placement and species. Follow the applicable road character guidelines in the Transportation chapter.
- Carefully design any intersection improvements and site new structures at the Ednor Road intersection to implement the concept for New Hampshire Avenue's rural character. This is one of the crossroads that defines the character of the area because it serves as an entry.
- Integrate pedestrian and bicycle paths to fit the character of the area. Provide a hiker/biker path on the west side of New Hampshire Avenue in coordination with the recommendations in the Cloverly Master Plan. Sidewalks can substitute for paths within the village center.
- Consider ways to enhance the rural village character and provide for pedestrian crossings in the village center while meeting traffic needs.
- If the State Highway Administration establishes a Rustic Roads Program, consideration should be given to designation of New Hampshire Avenue north of MD 108 as a "Rustic Road."

RECOMMENDATIONS:

- **Consider incorporating these *Guidelines for Brighton area* into the *Olney Master Plan* when it is amended, for the Brighton area.** In any future Master Plan revisions to the *Olney Master Plan*, acknowledge the shared sense of community and rural character and consider application of this Plan's principles and guidelines concerning rural character to the Brighton area.
- **Provide for residential use of the former Brinklow Post Office site.** This Plan changes the current commercial land use designation and zoning of the Brinklow Post Office site. The Plan recommends that the site develop with two single-family detached homes, provided the criteria are met for septic fields. Therefore, the current C-1 zoning is recommended to be changed to the Rural Cluster Zone.

