

# Approved and Adopted

## WHITE OAK MASTER PLAN

An Amendment to the *Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak*, 1981, as amended; the *Master Plan for Kemp Mill-Four Corners and Vicinity*, 1967; the *Master Plan for the Communities of Kensington-Wheaton*, 1989, as amended; the *Master Plan of Bikeways*, 1978, as amended; the *Master Plan for Historic Preservation*, 1979, 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; 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, Maryland 20910  
July 1996

*Approved by*

THE MONTGOMERY COUNTY COUNCIL  
January 1997

*Adopted by*

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
March 1997

## ABSTRACT

**TITLE:** Approved and Adopted White Oak Master Plan

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** Master Plan for the White Oak Master Plan area

**DATE:** March 1997

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

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

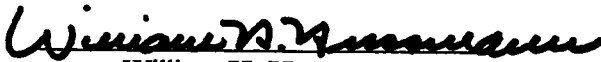
**NUMBER OF PAGES:** 97

**ABSTRACT:** This document contains the text and supporting maps for the Planning Board (Final) Draft Master Plan for White Oak. This Plan will serve as a comprehensive amendment to the *Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak*, 1981, as amended.

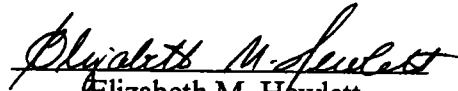
## CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the *Approved and Adopted Master Plan for Eastern Montgomery County Planning Area: Cloverly, Fairland, White Oak*, 1981, as amended; *The Functional Master Plan for the Patuxent Watershed*, 1993, as amended, *The Master Plan of Bikeways*, 1978, as amended; the *Master Plan for Historic Preservation*, 1979, 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, 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. 13-835 on March 25, 1997, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution No. 97-11 on May 21, 1997 after a duly advertised public hearing as required by Article 28 of the Annotated Code of Maryland.

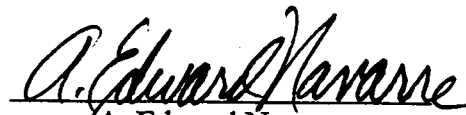
### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



William H. Hussmann  
Chairman



Elizabeth M. Hewlett  
Vice-Chairman



A. Edward Navarre  
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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Nancy Dacek

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William H. Hussmann, *Chairman*

Elizabeth M. Hewlett, *Vice Chairman*

## COMMISSIONERS

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### Prince George's County Planning Board

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**White Oak Master Plan  
Citizens Advisory Committee**

Irene Boezi\*  
Burnt Mills Hills Citizens Association

Louis Liljedahl (replaced Irene Boezi)  
Burnt Mills Hills Citizens Association

Gabe Dagen  
Rt. 29 Chamber of Commerce

Robert Mann  
Tamarack Triangle Civic Association

Barbara Foresti, *Chairman*  
White Oak Area Civic Coalition

Barbara Medina  
Audubon Naturalist Society, Maryland  
Native Plant Society

Stanley Goldberg\*  
Individual

John Savercool  
Individual

Sharon Hemstreet  
PTA (White Oak Middle School, Jackson Road  
Elementary, Springbrook High School)

Bob Schueler\*  
Trout Unlimited, Potomac-Patuxent Chapter

Keith Henderson\*  
Individual

Barbara Steckel  
Individual

Thomas Kettler  
Individual

Stan Truman  
Dumont Oaks Homeowners Association

Adrienne Lees  
Notley Road Users Group

Dan Wilhelm, *Vice Chair*  
Greater Colesville Citizens Association

Mike Levin  
Hillandale Citizens Association

Marie-Daniele Zartman  
Quaint Acres Citizens Association

\* Resigned

## 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 worksessions 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 worksessions 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 worksessions to review the testimony and then makes recommendations to the County Council. The Council holds its own worksessions, 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:

**Issues Report**

Park and Planning staff reviews Issues 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 worksessions, 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 worksessions and approves, disapproves, or amends Planning Board Draft, which is forwarded to M-NCPPC to become:

**Approved and Adopted 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, 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.



## ACKNOWLEDGEMENTS

### Montgomery County Department of Park and Planning

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*And special thanks to all the Park and Planning staff who contributed to this Plan.*

\* Resigned