



**MINUTES**  
**RUSTIC ROADS ADVISORY COMMITTEE MEETING**  
**April 27, 2010**  
**Executive Office Building – Rockville**

**Members:**

Bob Goldberg  
Fred Lechluder  
Eric Spates  
Marc Miller  
Robin Ziek  
Kevin Foster

**Guests:**

David M. Reile, resident Emory Church Road  
Chuck Graefe, Southeast Rural Olney Civic Association  
SEROCA

Sarah Navid - staff

**Absent:**

Greg Deaver  
Leslie Saville

The meeting began at 7:00 PM.

**Minutes** – The March 23, 2010 minutes were approved.

**Chair** – Kevin Foster was re-elected as chair for 2010.

**Emory Church Road**

David Reile and Chuck Graefe submitted a detailed request for rustic road designation for Emory Church Road. They illustrated how it meets the rustic roads criteria: natural features including stands of significant trees some over 100 years and two streams along the roadside; the Oakdale Emory Church, a historic church, located at the entrance to the road; compatible zoning (RNC 1 house per 5 acres); and a narrow (14 – 16 feet), low volume road with no outlet serving a total of 29 single family homes. The 2005 Master Plan for this area placed the adjacent properties outside the public sewer area.

A Church is currently looking to purchase property along the road and would be required by DOT to widen through its frontage, thus destroying a portion of the existing roadway character. Rustic designation might protect the road from modification.

Kevin questioned what the residents along Emory Lane felt about the request for rustic designation. The Committee needs to understand what the public information process will be for this particular proposal as well as any others that propose rustic designation.

### **Master Plan of Highways (MPOH)**

The Committee re-addressed the issue of existing roads which no longer appear to meet rustic roads criteria. For instance, Eric pointed out that Stoney Creek Road had some rustic and forested areas that had value but that overall the residents and commuters would benefit from de-listing and improving parts of it. Marc felt that calling roads rustic that are not de-values those that are truly rustic.

**Motion: The Committee voted 5 – 1 (Robin) that the recommendations from the RRAC for the MPOH should include both new roads to be added as well as existing roads that should be “de-listed.”**

### **Development Review Process**

The Committee began a discussion of its role in the development review process which will be explored further at next month’s meeting when scenic views are on the agenda. Eric did not believe that the RRAC should be used as an anti-development instrument and Fred re-iterated that he felt the Committee had gone too far in this regard on occasion. Robin felt that the Committee could legitimately shape development but not stop it and Bob thought the RRAC needed to find a middle of the road position. Kevin thought rustic road designation was more an impedance to development but would not stop it, that it was more a question of zoning.

### **Murchison Property**

The RRAC recommended that a single common driveway be used to serve the proposed five lots on Bryants Nursery Road if feasible given the property constraints. Three driveways are proposed.

The meeting adjourned at 8:45 PM.

**Date Approved:** May 25, 2010

