



Sandy Spring Rural Village Plan

Approved and Adopted
March 2015



APPROVED AND ADOPTED

SANDY SPRING RURAL VILLAGE PLAN

Abstract

This Plan contains the text and supporting maps for a limited amendment to the approved and adopted 1998 Sandy Spring/Ashton Master Plan. It also amends 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, the Master Plan of Highways within Montgomery County as amended and the Countywide Bikeways Functional Master Plan as amended. This Plan makes recommendations for land use, zoning, design, historic preservation, transportation, trail connections, parks and open space, environment and community facilities.

Source of Copies

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Online: montgomeryplanning.org/sandyspring

Notice to Readers

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 convey land use policy for defined geographic areas and should be interpreted together with relevant Countywide functional master plans.

Master plans generally look ahead about 20 years from the date of adoption. As communities evolve, the specifics of a master plan may become less relevant over time. Generally, sketches or drawings in an adopted master plan are for illustrative purposes only; they are intended

to convey a general character rather than a specific commitment to a particular detailed design.

Master plans do not specify all development possibilities for a particular property or area. In order to understand the full range of development options, the reader should be aware of additional land uses and development potential available through permitted conditional uses; variances; transferrable development rights (TDRs); moderately priced dwelling units (MPDUs); rezoning by local map amendments; public projects and mandatory referral process; and municipal annexations.

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 the great majority 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 is charged with preparing, adopting and amending or extending 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 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
6611 Kenilworth Avenue • Riverdale, Maryland 20737

SANDY SPRING RURAL VILLAGE PLAN

CERTIFICATION OF APPROVAL AND ADOPTION

This Comprehensive Amendment to the Approved and Adopted *Sandy Spring/Ashton Master Plan*, 1998, 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 *Countywide Bikeways Functional Master Plan*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 18-65 on February 24, 2015, and has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution 15-01 on March 18, 2015, after duly advertised public hearings pursuant to the Land Use Article - Division II, of the Annotated Code of Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Elizabeth M. Hewlett
Chair

Casey Anderson
Vice-Chair

Joseph Zimmerman
Secretary-Treasurer



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

M-NCPPC No. 15-01
MCPB No. 15-24

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to The General Plan for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on September 4, 2014, on the Public Hearing Draft of the Sandy Spring Rural Village Plan, being also a comprehensive amendment to the Approved and Adopted Sandy Spring/Ashton Master Plan, 1998, the Master Plan of Highways, the Countywide Bikeways Functional Master Plan, and 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

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on October 23, 2015, approved the Planning Board Draft of the proposed Plan, and recommended that it be approved by the District Council and forwarded it to the County Executive for recommendation and analysis; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Planning Board Draft Sandy Spring Rural Village Plan and forwarded those recommendations with an analysis to the District Council on January 20, 2015; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on January 22, 2015, wherein testimony was received concerning the Planning Board Draft Sandy Spring Rural Village Plan; and

APPROVED AS TO LEGAL SUFFICIENCY
Christina Somet 2/20/15
M-NCPPC LEGAL DEPARTMENT

WHEREAS, the District Council, on February 24, 2015, approved the Planning Board Draft Sandy Spring Rural Village Plan subject to the modifications and revisions set forth in Resolution No. 18-65; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board hereby adopts said Sandy Spring Rural Village Plan, together with the General Plan for the Physical Development of Maryland-Washington Regional District, as amended; and the Master Plan of Highways within Montgomery County, as amended, and as approved by the District Council in the attached Resolution No. 18-65; and

BE IT FURTHER RESOLVED, that copies of the Sandy Spring Rural Village Plan must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Fani-González voting in favor, and Commissioner Presley absent, at its regular meeting held on Thursday, March 12, 2015, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 15-01 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Wells-Harley seconded by Commissioner Dreyfuss, with Commissioners Hewlett, Anderson, Bailey, Fani-Gonzalez and Geraldo, voting in favor of the motion and Commissioners Presley, Shoaff, and Washington being absent from the meeting held on Wednesday, March 18, 2015, in Riverdale, Maryland.



Patricia Colihan Barney
Executive Director

APPROVED AND ADOPTED

SANDY SPRING RURAL VILLAGE PLAN

Prepared by the Montgomery County Planning Department
March 2015

montgomeryplanning.org/sandyspring

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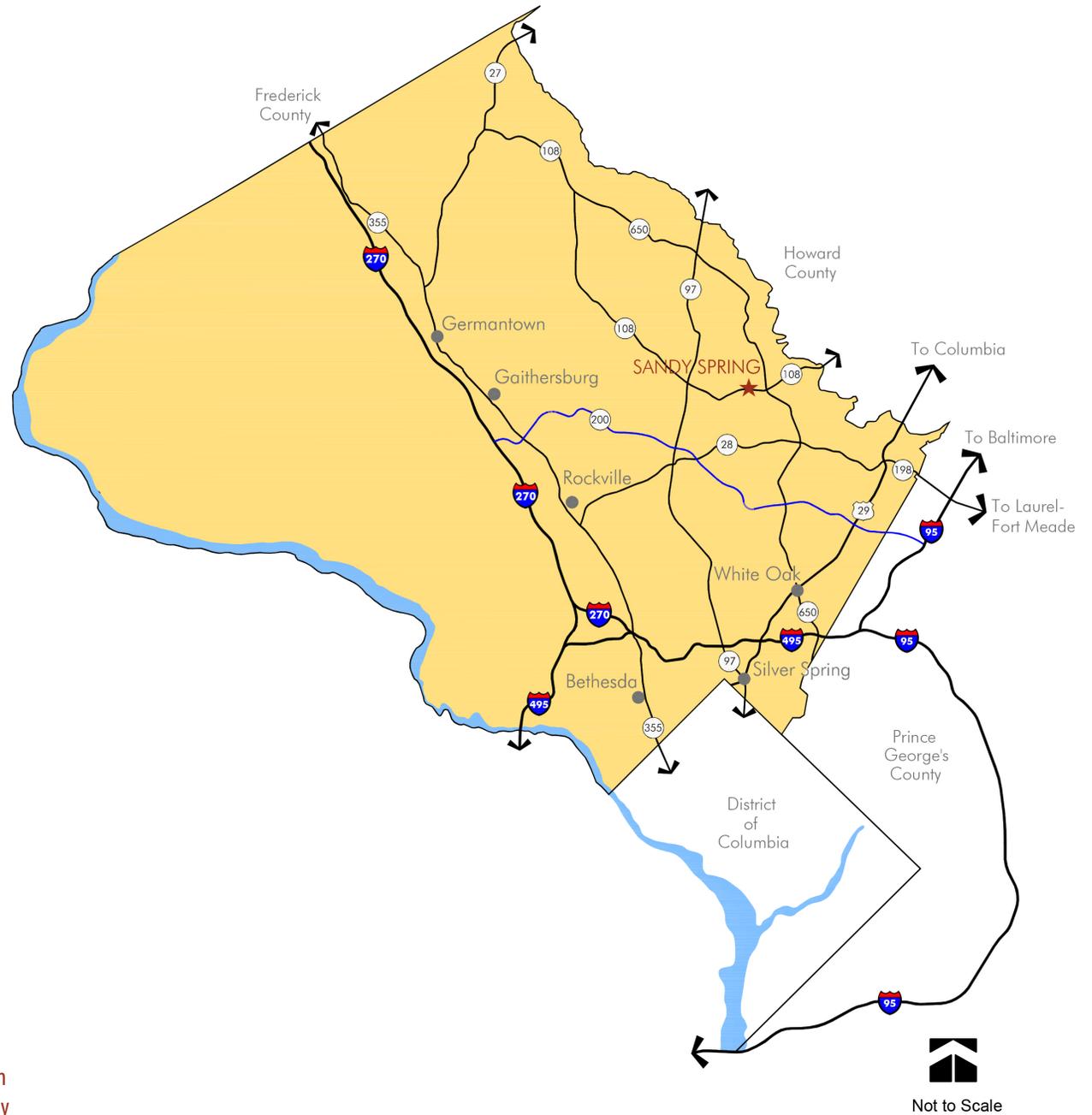
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Map 1: Sandy Spring within Montgomery County

INTRODUCTION

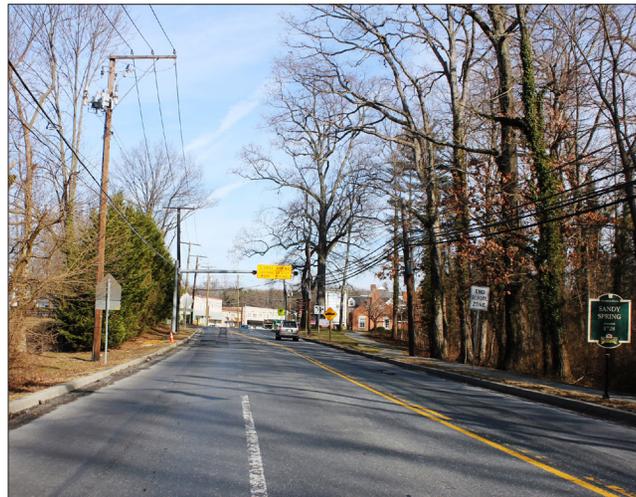
PURPOSE

In May 2013, the Montgomery County Council requested that the Planning Department examine a limited amendment to update the 1998 Sandy Spring/Ashton Master Plan. The 1998 Master Plan recognized the Sandy Spring village center as the “heart of the community in terms of local commerce and community gatherings” (page 32). The Plan also acknowledged the well-established character of the village center on the south side of Olney Sandy Spring Road (MD 108) and the need to reinforce the village center on the north side. The 1998 Plan (page 34) required that a more detailed study be conducted to address the following:

- **Rural Village Character:** Establish a scale that provides an appropriate transition to adjacent low density residential neighborhoods and buildings in keeping with historic character of the area.
- **Mix of Land Uses:** Encourage one- to three-story buildings with commercial uses that serve the community.
- **Connections and Street Character:** Provide pedestrian and vehicular improvements and address street character.
- **Open Space:** Create a quality open space in the village center that provides opportunities for gathering.

Rural Village Character

Sandy Spring is a rural village with low scale buildings. It is clearly distinguished from the surrounding land as one travels along MD 108. Homes of varying eras, historic buildings, offices and institutions line the road, set off in some cases by wooden fences, picket fences or hedgerows. This cluster of buildings and institutions creates the village and has a clear entrance from the west at the intersection of Norwood Road and MD 108. This Plan seeks to preserve the rural character of Sandy Spring by enhancing the existing gateway and reinforcing the distinctions between the rural village and adjacent residential neighborhoods.



Eastern rural entry to Sandy Spring: Wooden fencing defines the edge of a number of properties on the south side of MD 108.



Western rural entry to Sandy Spring: Fencing marks the dressage center at Avalon Farm (above).

MD108 heading west to Sandy Spring: MD 108 has a rural character west of the Norwood Road intersection (left).

Mix of Land Uses

Single-use zoning currently dominates the village. The existing C-1 (Convenience Commercial), C-2 (General Commercial) and O-M (Office Building, Moderate Intensity) zones do not allow for a flexible response to the growing residential, retail and office markets. In addition, the allowed office and commercial zones do not provide a mix of uses or any public spaces, nor do they support infill development. The development standards in these existing zones create a significant limitation to the existing local businesses and future commercial

development. The Sandy Spring/Ashton Rural Village (SSA) Overlay Zone provides some use and density protections, but its height limitation constrains development potential in the village.

It should be noted that after October 30, 2014, the nonresidential properties in the village, along with all nonresidential properties in the County, are governed by the new zoning code. The new zoning code currently calls for the C-1, C-2 and O-M zones in the village to be converted to CRT (Commercial Residential Town), EOF (Employment Office) and

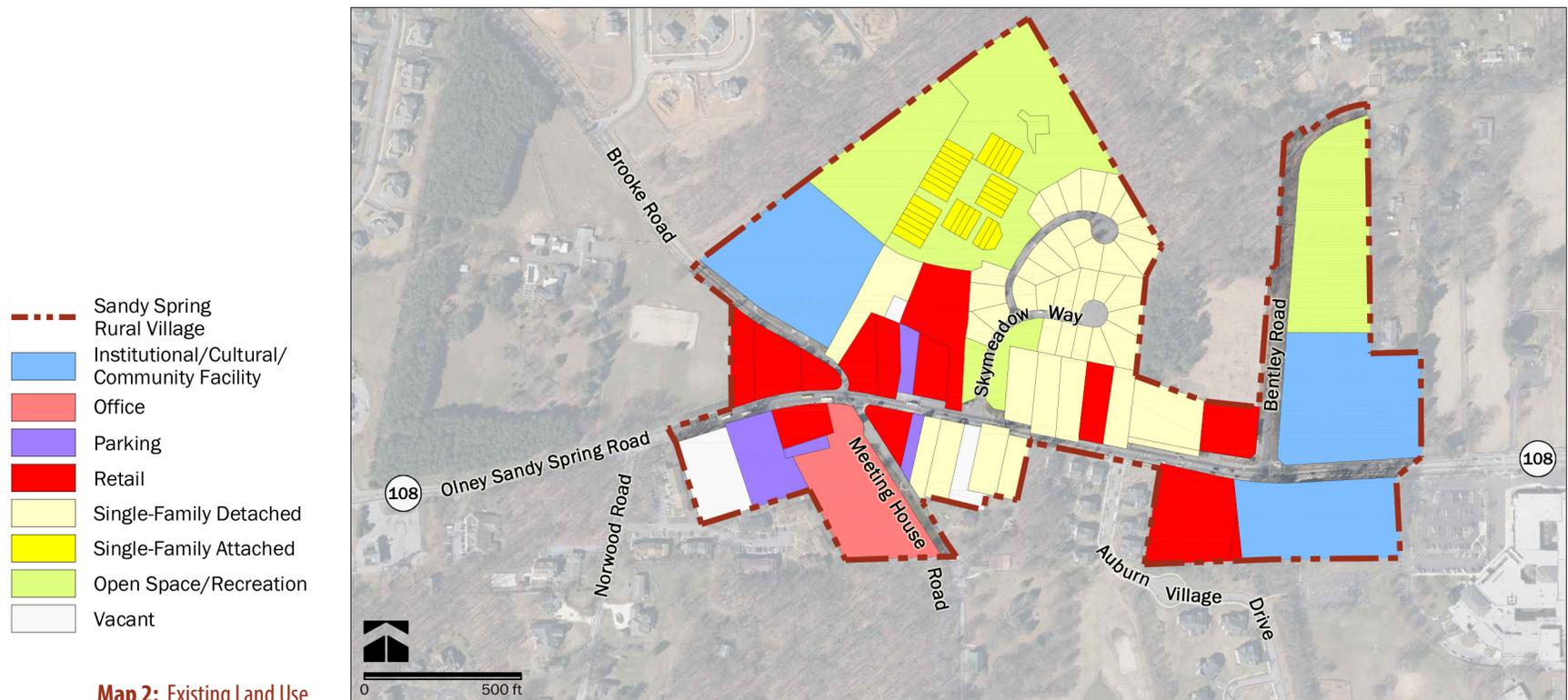


Table 1: Existing Zoning within the Sandy Spring Rural Village prior to October 30, 2014

ZONE ¹	DESCRIPTION	ACRES	LIMITATIONS	SINGLE-USE ZONING	RESIDENTIAL ALLOWED
C-1	General Commercial	6.89	High intensity uses; Limited mix	Yes	No
C-2	Convenience Commercial	0.43	Limited commercial uses	Yes	No
O-M	Office Building, Moderate Intensity	5.42	Limited retail uses	Yes	No
RC	Rural Cluster	7.24	One house per 5 acres	Yes	Yes
RE-1	Residential, One Family, 1 acre	0.04	One-family detached on 40,000 sf, no mix of uses	Yes	Yes
RE-2	Residential, One Family, 2 acres	3.06	One-family detached on 87,120 sf, no mix of uses	Yes	Yes
R-60	Residential, One Family, 6,000 sf	12.82	One-family detached on 6,000 sf, no mix of uses	Yes	Yes
R-200	Residential, One Family, 20,000 sf	9.97	One-family detached on 20,000 sf, no mix of uses	Yes	Yes

¹ All zones are subject to the densities of the SSA Overlay Zone, including the C-1, C-2, and O-M zones, which are limited to 0.75 FAR (floor area ratio).

NR (Neighborhood Retail) zones. The CRT zone provides for a mix of residential and nonresidential uses. However, many of the allowable uses conflict with the SSA Overlay Zone. The EOF zone allows only up to 30 percent residential development. The NR zone is an auto-oriented commercial zone and is not typically geared toward pedestrian-oriented uses. These converted zones will not fully promote the character of a rural village.

Market Analysis

Property owners and residents have long been concerned about the economic viability of the commercial properties at the intersection of MD

108 and Brooke Road. The existing land uses and zoning have prevented redevelopment to date because of the limited range of land uses permitted, outdated development standards and excessive parking requirements.

Montgomery Planning’s Research and Special Projects Division conducted a retail market analysis to determine the amount and type of retail space that the Sandy Spring Study Area could support. (See online Appendix for the full report.) The analysis reviewed retail supply and demand, competition from nearby areas and examined the demographic trends and patterns to help identify retail opportunities. This analysis is based on



Existing buildings within the Sandy Spring Rural Village

existing retail conditions, including retail currently in the development pipeline.

The retail market analysis indicates there is a market for both convenience and shoppers goods in the Plan area. Convenience goods include food and beverage stores, health and personal care stores, miscellaneous retailers, food services and drinking places. Shoppers goods include the following retail categories: electronics and appliance stores, building materials, garden equipment and supply stores, clothing and clothing accessories stores, sporting goods, hobby, book and music stores, and general merchandise.

The growth in neighborhoods surrounding Sandy Spring has created a strong market for more upscale businesses, specialty shops and restaurants. A good

indicator of this need in the area is that the existing Urban Barbeque restaurant recently expanded and doubled in size.

Household Growth

The Sandy Spring/Ashton area has seen significant growth in households since the 1990s and the approval of the 1998 Master Plan. Between 1990 and 2011, 746 new households were added to the Sandy Spring/Ashton area, a 56 percent increase. During that same time, the Sandy Spring/Ashton population grew at a faster pace than the County as a whole (see the Appendix). As compared to the County, the Sandy Spring/Ashton area has a high rate of homeownership and household incomes. One quarter of the households in Sandy Spring have incomes greater than \$200,000.

Table 2: Household Growth 1990-2011

LOCATION	YEAR	NUMBER OF HOUSES	CHANGE IN NUMBER OF HOUSES	% GROWTH OF HOUSES
Sandy Spring/Ashton	1990	1,329	-	-
	2000	1,692	363	27%
	2011	2,075	383	23%
Total	1990-2011	-	746	56%
Montgomery County	1990	282,228	-	-
	2000	324,940	42,712	15%
	2011	355,434	30,494	9%
Total	1990-2011	-	73,206	26%

Source: 1990 & 2000 U.S. Decennial Census and 2007-2011 American Community Survey, 5-year estimates.



Looking east on MD 108, 1909: (Source: Sandy Spring Legacy, Thomas Y. Canby and Elie S. Rogers, Sandy Spring Museum, 1999). This intersection with its historic alignment serves as the heart of the community life.

This Plan seeks to provide a thriving retail setting in Sandy Spring to serve the increase in residents. The Plan recommends a small expansion of the village center to reinforce the center's viability with the mix of uses, including housing. The Plan will promote new commercial and retail establishments in a village center that will be closer to the street and activate the public space.

Connections and Street Character

This Plan examines a village center in the commercial core that will keep Brooke Road in its historic alignment. Today, the north side of MD 108 has limited pedestrian facilities and perpendicular parking in the public rights-of-ways that requires vehicles to back out into the road. This

design is dangerous to pedestrians and cyclists, and it inhibits traffic flow.

The Plan provides for major safety improvements for pedestrian, cyclists and vehicles. The Plan recommends contiguous, shaded, tree-lined roads, bike lanes, sidewalks, relocated parking and improved pedestrian crosswalks at intersections.

Open Space

The Plan encourages a village green and other quality open spaces for public gathering and community activities. Creating additional vibrant public gathering spaces will add to civic engagement, place-making and opportunities for special events and festivals.

This Plan **preserves** Sandy Spring's historical role as a village center and will include **a mix of uses, connections and quality open spaces.**



Open space at the Sandy Spring Museum: The lawn in front of the museum is the site of many community functions.

PLAN FRAMEWORK

OVERVIEW

The Sandy Spring/Ashton area is a community of 5,800 in northern Montgomery County, Maryland, approximately 20 miles north of Washington, DC and eight miles east of Rockville, Maryland. Located between two north-south routes, Georgia Avenue (MD 97) and New Hampshire Avenue (MD 650), MD 108 is the east-west main street through the Sandy Spring Rural Village. MD 200, the Intercounty Connector (ICC) completed in 2011, is located approximately five miles south and serves as the main east-west highway in the northern and central parts of the County.

While Quaker culture and history still influence the area, many new residents with diverse interests and views have settled into neighborhoods surrounding the rural village over the past 10 years. The market study of the area indicates a wide variety of incomes with a high level of home ownership and new housing construction in the area. Based on this analysis, a strong potential for new businesses and specialty retail and restaurants exists within the village.

Study Area Boundary

The Sandy Spring Rural Village area is centered around the commercial properties near the intersection of MD 108 and Brooke Road, and it is generally bounded by the Sandy Spring Volunteer Fire Department site and Sandy Spring Meadow neighborhood on the north; Sandy Spring Museum on the east; historically designated properties of the Sandy Spring Bank, Montgomery Mutual Insurance building and old fire station on the south; and Brooke Road on the west.

This Plan amends pages 32-35, 37, 46, 55-56, 58-61, and 65 in the 1998 Plan that specifically identify the Sandy Spring Village Center and amends the area's road and bikeway classifications.

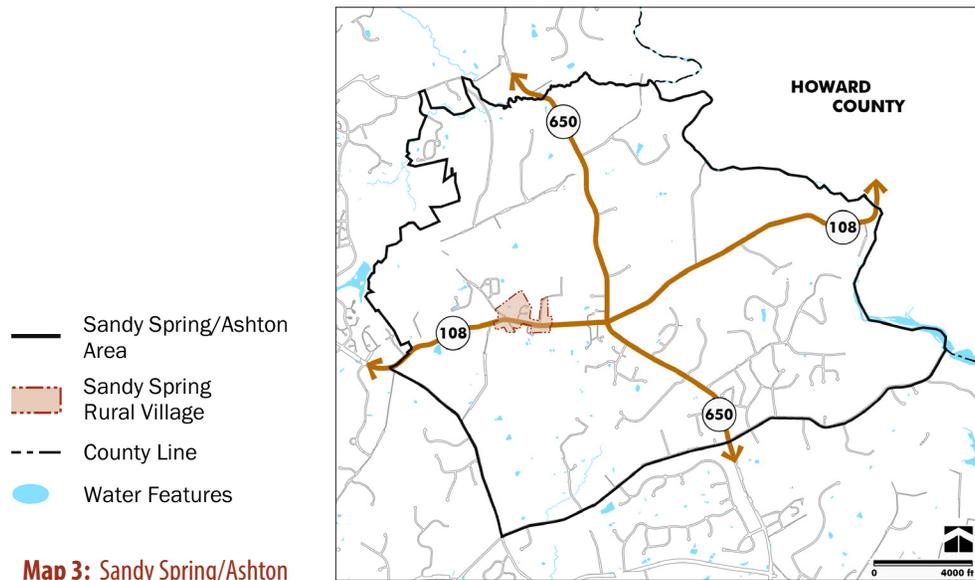
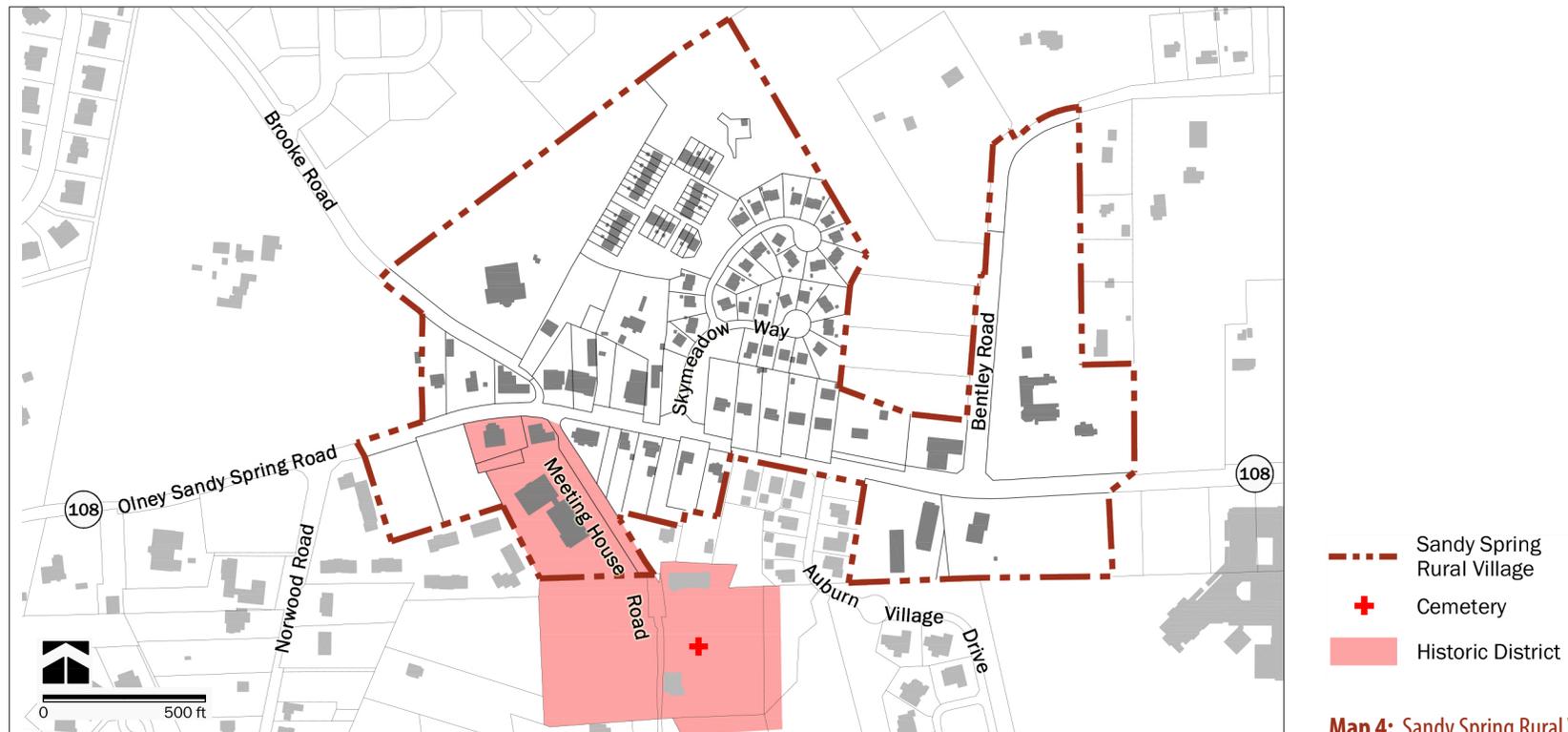


Table 3: Population Estimates 2010

AGE DISTRIBUTION	SANDY SPRING /ASHTON AREA 2010 ¹		MONTGOMERY COUNTY 2010	
	Estimate	Percent	Estimate	Percent
0-4 years	275	4.7%	63,809	6.7%
5-19 years	1,377	23.5%	187,117	19.5%
20-34 years	534	9.1%	182,574	19.0%
35-44 years	666	11.4%	141,623	14.8%
45-64 years	2,022	34.6%	267,203	27.8%
65 years and older	975	16.7%	117,412	12.2%
Total Population (% of County)	5,849	0.6%	959,738	-

Source: 2007-2011 American Community Survey 5-year estimate, U.S. Census Bureau; Research and Special Projects, Montgomery County Planning Department, M-NCPPC.

¹The Sandy Spring/Ashton area is defined by the boundary of 2010 U.S. Census tract 13.16.



Map 4: Sandy Spring Rural Village



The Sandy Spring Store (19th/early 20th century view) (Source: The Sandy Spring Museum)



Sherwood School (demolished) (Source: The Sandy Spring Museum)



Old Volunteer Fire Station (Source: The Sandy Spring Museum)

HISTORY

The development patterns and architecture of the Sandy Spring community provide the context and resources for the revitalization of the Sandy Spring Rural Village. Among the many sources used to compile this section are: *Annals of Sandy Spring: Volumes I - VI* (1863 to 1962) by various authors; *A History of Sandy Spring* (unpublished manuscript 2014) by Rip G. Rice, Leonard Becraft and Delmas Woods; *Olney Maryland: Local Building Traditions History and Analysis* (2006) by Miche Booz Architect, Inc.; Montgomery County Heritage Area Management Plan (2002); *Places from the Past* (2011) by Clare Lise Kelly; and *Sandy Spring Legacy* (1999) by Thomas Y. Canby and Elie S. Rogers.

Development Patterns

The Sandy Spring community is one of the oldest settlements in Montgomery County, dating from the early 1700s. The village evolved in the early 19th century from this 18th-century farming settlement that grew around a Quaker meeting house, named for the nearby spring. Though small and predominantly agricultural, the village developed commercial, institutional and civic enterprises of widespread importance. The village developed along a main 18th- and 19th-century road (MD 108) and maintained its linear development patterns until the second half of the 20th century, when curvilinear suburban streets were introduced.

In the early 1700s, land to the west of the Patuxent River in Sandy Spring was densely forested and

largely uninhabited. Deborah Snowden Brooke and her husband James Brooke became Sandy Spring's first settlers when in 1728, they moved into Charley Forrest, a new wood-framed dwelling off today's Brooke Road, that overlooked the site of the future village. The Brookes and relatives formally established the Sandy Spring Meeting in 1753. Two successive meeting houses were built on Meeting House Road. By the 1770s, Quakers and others had begun moving to the area. These early settlers, aided by their slaves, engaged in tobacco farming, milling and other agricultural endeavors.

In the 1800s, significant changes occurred that led to the emergence of the village. Free black communities grew north on Brooke Road and west on Norwood Road after Quakers freed their slaves in the early 1800s, decades earlier than the rest of the County. In 1817, a large brick meeting house replaced the frame meeting house on Meeting House Road; a post office opened in nearby Harewood, a farm residence on Meeting House Road; and the Sandy Spring Store opened on MD 108, near its junction with Meeting House Road. A blacksmith opened near the store in 1819.

To the east on MD 108, the steam-operated Sherwood grain mill opened in the 1830s on the site of today's hardware store. The Sandy Spring Library Company was formed in 1842 and was located in a room at the Sandy Spring Store, moving in 1883 to a room in the new Sherwood Academy (site of today's Sherwood High School). In 1887, the library moved again to a building across the street from



Sandy Spring Meeting House: The Meeting House was listed in the National Register of Historic Places on September 22, 1972. The Meeting House is a Georgian/Federal style building. Typical of Quaker meeting houses, the building is simple in its rectangular design with two front entrances.

In recent decades, suburban subdivisions came to parts of Sandy Spring. These include the neighborhood off Skymeadow Way, developed by the Montgomery County Housing Opportunities Commission in 1984, and two developments along Auburn Village Drive built between 2005 and 2007.

Notable Architecture

A portion of the Sandy Spring Rural Village is located in the Sandy Spring Historic District. This district comprises public buildings that reflect the spiritual and financial core of the community. These buildings are the Sandy Spring Meeting House (1817), Lyceum (1859), Sandy Spring National Bank (1895) and Montgomery Mutual Insurance Company (1904). Additionally, the newer 1977 former Montgomery Mutual Insurance Company building is also located in the district. The district is mostly characterized by simple design and brick construction.

Watercolor of the original portion of the Lyceum: Built by the community, the Lyceum reflects the Quaker commitment to education and continues to be a center of social and intellectual activity in Sandy Spring. The Lyceum, or Community House, is a single-story building in the Greek Revival style. The original portion of the building had a front gable with an entry porch. (Source: Miche Booz Architect)



Other notable older buildings in the Sandy Spring Rural Village, but outside of the historic district, are the Holly Cottage (1903) at 913 Olney Sandy Spring Road, Kirk House (1924) at 1001 Olney Sandy Spring Road, former fire station (1930, 1950) at 816 Olney Sandy Spring Road, Frank Leishear House (1870) at 708 Olney Sandy Spring Road, Elmhurst (late 1800s) at 416 Olney Sandy Spring Road. Notable newer buildings include the Sandy Spring Museum, Christopher's Hardware Store and Nichols Office Building.

These buildings represent a wide range of architectural styles, including Georgian, Federal, Greek Revival, Colonial Revival, Queen Anne and Craftsman styles, and add great visual interest to the Sandy Spring Rural Village. Some identifying features of the architectural styles are as follows:

- **Georgian:** symmetrical, five-bay facades, side-gabled roofs and paired chimneys.
- **Federal:** simple box building forms similar to the Georgian style. Some notable features of the Federal style are side gable or low-hipped roof areas, and rounded fanlights over doors and windows. Windows are also arranged in symmetrical, five-bay patterns.
- **Greek Revival:** front-oriented gables, porches with square columns, entry from the porches, doors with transoms and narrow side lights, and small attic windows.
- **Colonial Revival:** buildings with symmetrical façades, centered doors with decorative

pediments and aligned windows. Roof areas are gabled or hipped.

- **Queen Anne:** asymmetrical facades composed of varied wall planes and bay windows, towers and porches; complex intersecting or gabled roofs; and use of multiple wall materials and textures.
- **Craftsman:** low pitched, front or side gabled roof areas, generous overhanging eaves, full or partial porches, and earth-toned colors in building facades.



Frank Leishear House (1870)



1977 Montgomery Mutual Insurance Building: The building has many elements of a Georgian house, but on a much larger scale. Grand features include the pediment over the front door, cupola in the center, four large chimneys and dormers. A wing was added in 1991.



Sandy Spring National Bank (foreground) and Montgomery Mutual Insurance Company (background): Both buildings are examples of Colonial Revival architecture. The bank is one-story high and three bays wide with a center gabled roof hidden behind the front façade. The insurance building is a two-story, three-bay-by-two-bay brick structure with a low bracketed, overhanging hipped roof and a pronounced, bracketed cornice. There is a large, single-bay hipped dormer within the roof along the front of the building.



Kirk House: The former residence immediately west of the Holly Cottage is an example of a Colonial Revival building with a Dutch influence. It has five bays with a gambrel roof and projecting dormer windows.



Holly Cottage: The former residence is a two-story, Queen Anne-style building with a hipped roof and a cross gable. There is a small, double-rounded window in the gabled end of the roof.



OUTREACH APPROACH AND PROCESS

Sandy Spring is a unique community with a small focused planning area and an actively engaged group of residents and business owners. Maximizing their roles in the Plan was a key goal of the process.

In February 2014, a four-day planning workshop was held in the community at the Sandy Spring Museum. The workshop was an intense collaborative process open to all interested community members, property owners, business owners, local civic associations and government agencies. Stakeholders were able to express their views regarding the issues that affect Sandy Spring.

Through consensus, the community developed a concept for the Sandy Spring Rural Village. This draft plan is the direct result of the workshop.



VISION, CHARACTERISTICS AND IMPLEMENTATION

The four-day workshop identified the vision, unique characteristics of the community and an implementation strategy for enhancing Sandy Spring as a great community. The workshop established an agreed-upon vision for the Plan: “An historic rural village that serves as a focal point of community life.” The characteristics identified by workshop participants included:

- A rural, walkable village.
- Civic spaces for gathering, socializing, eating and contemplation.

- Safe connections to schools, museums, fire station, stores, post office and places of worship.
- Streets, open spaces, buildings and wayfinding signage that reflect the area’s historic character.
- Streets with appropriate pedestrian-scaled lighting, signage, landscaping and streetscape elements.
- Contextual building types of one- to three-stories.
- Retail, service and restaurants in the village center.
- Vibrant streetscape with areas for sidewalks and seating.
- A variety of housing types for all ages and incomes.

Workshop participants discussed a plan to implement the community’s vision. The resulting Plan includes:

- Mixed-use development using the Commercial Residential Neighborhood (CRN) zone. This zone is consistent with the uses and vision expressed in the SSA Overlay Zone.
- County Capital Improvements Program projects for greater pedestrian and street safety, connectivity and signage.



February 2014 Community Workshop

RURAL VILLAGE PRECEDENTS

To gain a better understanding of the components of a great rural village, planners analyzed and studied several Mid-Atlantic villages and towns as precedent models for Sandy Spring. The village precedents included Sharpsburg and St. Michaels, Maryland; Allentown, New Jersey; Little Washington and The Plains, Virginia; and Centerville, Delaware. Buildings, public spaces and street character were analyzed in these places (see online Appendix). The precedents shared the following themes:

- A main street with two lanes of traffic and on-street parking.
- One- to three-story, mixed-use buildings offering ground-floor retail with active commercial storefronts.
- Well-defined street edges with buildings placed close to the street and parking located to the side or rear.
- Sidewalks with random street trees and bike lanes.
- Small and large civic spaces.
- Roads lined with homes, historic buildings, scattered views of fields and woodlands, fences and hedgerows that create strong rural village entries.

These ideas are incorporated into the recommendations for the Sandy Spring Rural Village Plan.



St. Michaels, MD: Defined building edges with varying heights create visual interest and activate the narrow sidewalks of South Talbot Street. Randomly spaced trees provide shade and crosswalks provide safe pedestrian connections.





The recently built Auburn Village neighborhood



Existing businesses on MD 108



Example of specialty retail

PLAN RECOMMENDATIONS

SANDY SPRING RURAL VILLAGE CONCEPT

The growth of neighborhoods in the Sandy Spring/Ashton area has created a market for more businesses, specialty shops and restaurants. Based on the growth in households and income, the Sandy Spring market can be characterized as a well-educated, affluent community that offers increasing market potential for services and goods. Many residents go elsewhere for their service and retail needs, but they are willing to shop locally if the opportunity is made available.

The strong market potential provides opportunities for new businesses, specialty shops and restaurants in the Sandy Spring Rural Village. The existing land use and zoning have prevented redevelopment to date because of the limited range of land uses permitted, outdated development standards and excessive parking requirements. As a result, property owners and residents have been concerned about the economic viability of the commercial properties at the intersection of MD 108 and Brooke Road.

The retail market analysis, completed by the Montgomery Planning Department's Research and Special Projects Division, identified the amount and type of retail space that the Sandy Spring Study Area could support. The study reviewed retail supply and demand, competition from nearby areas and examined the demographic trends and patterns to

help identify retail opportunities. This analysis was based on existing retail conditions, including retail currently in the development pipeline. The retail market analysis found there is a market for both convenience and shoppers goods in the Plan area.

MD 108 will become the main street through the Sandy Spring Rural Village. The village is envisioned as a pedestrian-oriented place with local retail businesses, new infill housing and services, commercial redevelopment with shared parking opportunities, and well-connected open spaces for gathering, socializing and contemplation. The village will have three distinct neighborhoods. The Plan includes planning and land use, buildings, connections, open spaces and specific property recommendations for the following three neighborhoods:

- Village Core Neighborhood
- Residential Neighborhood
- Cultural Neighborhood

The specific property recommendations in this section list the current zoning for the property; the zoning prior to the zoning conversion on October 30, 2014, in parentheses; and the proposed zoning for the property.



Illustration 1: Sandy Spring Rural Village Concept



Charlottesville, VA: Ground-floor retail uses with commercial/residential above.



The Kentlands, Gaithersburg, MD: Open space is used for community gatherings.

VILLAGE CORE NEIGHBORHOOD RECOMMENDATIONS

Planning and Land Use

This Plan specifically targets the intersection of Brooke Road and MD 108 as the heart of the village for improvements to streetscape, open spaces, connections, traffic operation and proposals for under-utilized buildings. Many of these improvements will require partnerships among property owners, State and/or County government, utilities and others. The Village Core is envisioned as the vibrant, walkable center for community life

in Sandy Spring, along both sides of MD 108. Planning and land use recommendations include:

- Provide a mix of residential and commercial uses with a floor area ratio (FAR) consistent with the SSA Overlay Zone.
- Provide a village green and open spaces for gathering.
- Extend the Village Core to the north and east to Skymeadow Way.
- Reinforce the edges of the Plan area with medium density residential uses.



Illustration 2: Village Core Neighborhood

- Increase heights in the Village Core and taper building heights from the Village Core to the Plan boundaries.
- Provide opportunities for shared parking.
- Encourage various housing opportunities, including townhouses and residential over retail/office.
- Provide for business expansion, infill and revitalization opportunities.

Buildings

Throughout the planning process, the community expressed the importance of developing a historic main street character for the Village Core Neighborhood. This character is established, in

part, by how buildings are located along the street. The south side of the Village Core along MD 108 has a well-defined street edge with buildings placed close to the street and parking located to the side or rear of buildings. The north side is significantly less defined. Buildings are mostly situated behind a row of perpendicular parking spaces within the right-of-way.

As evident along many older, traditional main streets found throughout the Mid-Atlantic region, building placement is critical to achieving the character of the place. A build-to-area, where building facades are located, should be established immediately outside of the 80-foot right-of-way



Chestnut Hill, PA: Slight variations in building placement create visual interest along Germantown Avenue.



Illustration 3: Conceptual Aerial View of the Village Core. New buildings in the Village Core should be placed close to the street in order to activate MD 108.



Mashpee, MA: A signature building marks an important street corner.



Lansdowne, VA: The rear facade of the building (above) has a secondary entrance that is articulated similarly to the front facade (center photograph).

of MD 108 to allow some flexibility in building location, while creating a defined building edge. The variations in the build-to-area along MD 108 will create a vibrant streetscape with areas for sidewalk cafés and seating.

Buildings should fit seamlessly into the quality and character of the historic context, such as the Nichols building, Christopher’s Hardware Store and proposed Olive Branch Community Church. There should be opportunities for distinctive architectural elements, such as front porches, stoops, bay windows, dormer windows and awnings. Pitched roofs are encouraged.

A signature building with architectural embellishment is encouraged for the northeast corner of the intersection of Brooke Road and MD 108. This landmark should be identifiable to both pedestrians and motorists, and serve as the center of the Village Core.

The Plan recommends that mixed-use buildings in the core area be one-to-three stories in height with active commercial fronts at the ground level. Side and rear elevations should be articulated in a manner that does not create long blank walls. Secondary entrances are encouraged in these locations. Building recommendations include:

- Provide for buildings with one to three stories, compatible with the Sandy Spring Historic District and other buildings facing MD 108.
- Ensure new and renovated commercial buildings

face streets with active fronts that define a street edge on the north side of MD 108.

- Allow variations in the build-to-area along MD 108 to help create a vibrant streetscape with areas for sidewalk, seating and street trees.
- Establish a signature building at the northeast corner of the intersection of Brooke Road and MD 108.
- Provide active commercial fronts at the ground level.
- Articulate elevations so buildings do not have long blank walls.
- Situate parking areas to the rear or side of buildings.
- Create well-landscaped parking areas that have the potential to become completely shaded, particularly within the Patuxent River watershed north of MD 108.
- Provide pedestrian-scaled lighting and signage that is consistent with the area’s character.

Connections

Improving pedestrian and bicycle connections, and providing for multiple modes of transportation are important in making the Village Core a vibrant, safe and functional area. Sidewalks and off-road shared-use paths along County and State roadways need to meet the requirements stated in the Americans with Disabilities Act of 1990 (ADA) for compliance.

The connections on the south side of MD 108 are well-defined. A sidewalk runs the full length of the Village Core. In front of the old fire station, which is now a bakery and florist, the sidewalk area



Illustration 4: Conceptual Streetscape Perspective of the Village Core Looking West. The north side of the Village Core (right side of image) will have a shared-use path to accommodate pedestrians and bicyclists, and an area for seating and street trees in front of revitalized properties. Additional crosswalks provide safe connections across MD 108.

provides café space. On the north side of Brooke Road, the shared-use path on Fire Department property has been extended to the north on the northeast side of Brooke Road past the Orchards subdivision all the way up to Meadowsweet Drive (outside the Plan boundary area). This Plan recommends a connection to this shared-use path.

This Plan recommends that the north side of MD 108 have a shared-use path to accommodate pedestrians/bicyclists and an area for seating and street trees in front of revitalized properties (see Streetscape Perspective above and Proposed Street Section for MD 108 on page 41). The proposed shared-use path should turn the corner on MD 108 and connect with the existing path on Brooke

Road. Parallel parking and a dedicated planting strip for landscape and trees along MD 108 should provide a needed buffer for pedestrians and bike riders. Enhanced crosswalks should be provided at appropriate locations to promote pedestrian movement across MD 108. Coordinated, pedestrian-scaled street lighting and signage should unify the area and give it a unique character and charm. Connection recommendations include:

- Enhance MD 108 with a shared-use path, landscape, street trees and on-street parking and narrow travel lanes.
- Provide for multiple modes of transportation, including a shared-use path for bikes and pedestrians.



The Kentlands, Gaithersburg, MD: A small pocket park adjacent to several houses provides shade and a place for passive recreation.

- Enhance crosswalks to improve visibility and safety across MD 108.
- Extend the existing shared use path on Brooke Road on the northeast side between MD 108 and the Sandy Spring Volunteer Fire Department.
- Coordinate design of lighting and signage.

Open Spaces

Open spaces in the Village Core will come in a variety of forms. New development along the south side of MD 108 should be set back to provide a transition from the rural entry to the Village Core. Additionally, the 1998 Plan identified the area around the intersection of Brooke Road and MD 108 as a potential location for a central village green adjacent to the new fire station. The fire station was built in 2001 on Brooke Road, but a community green space was never built.

During numerous meetings for this planning effort, the community reaffirmed the need and importance of an open space. A civic space of $\frac{1}{4}$ to $\frac{1}{2}$ acre is recommended to be incorporated into redevelopment along the north side of MD 108. Buildings should be sited along the eastern edge of the green and should have ground-floor entrances and windows that face onto and activate the public space. Open space recommendations include:

- Provide a minimum of $\frac{1}{4}$ acre village green in Area 2B (and potentially in the adjacent portions of Area 2A) on the east side of Brooke Road at the time of redevelopment. The property owner will provide a combination of landscape, hardscape and ample space for large shade trees with areas for seating. This space will serve as a focal point for the village center and offer a place for both social interaction and

Illustration 5: Conceptual Aerial View of MD 108 Looking East. A small green on the south side of MD 108 adjacent to future residential uses may serve as a transition from the rural western entry of Sandy Spring to the Village Core.



gathering. The space will also serve as a terminus for users of the Rural Legacy/Rachel Carson/Underground Railroad Trail.

- Provide a streetscape in front of new development at the intersection of Brooke Road and MD 108 that includes pedestrian-scaled lighting and street furnishings.
- Include a small developer-provided green space south of MD 108 in Area 3 that will serve as a transition from the western rural entry to the Village Core. This green space will have shade trees, benches for gathering and passive recreation areas.

Specific Property Recommendations

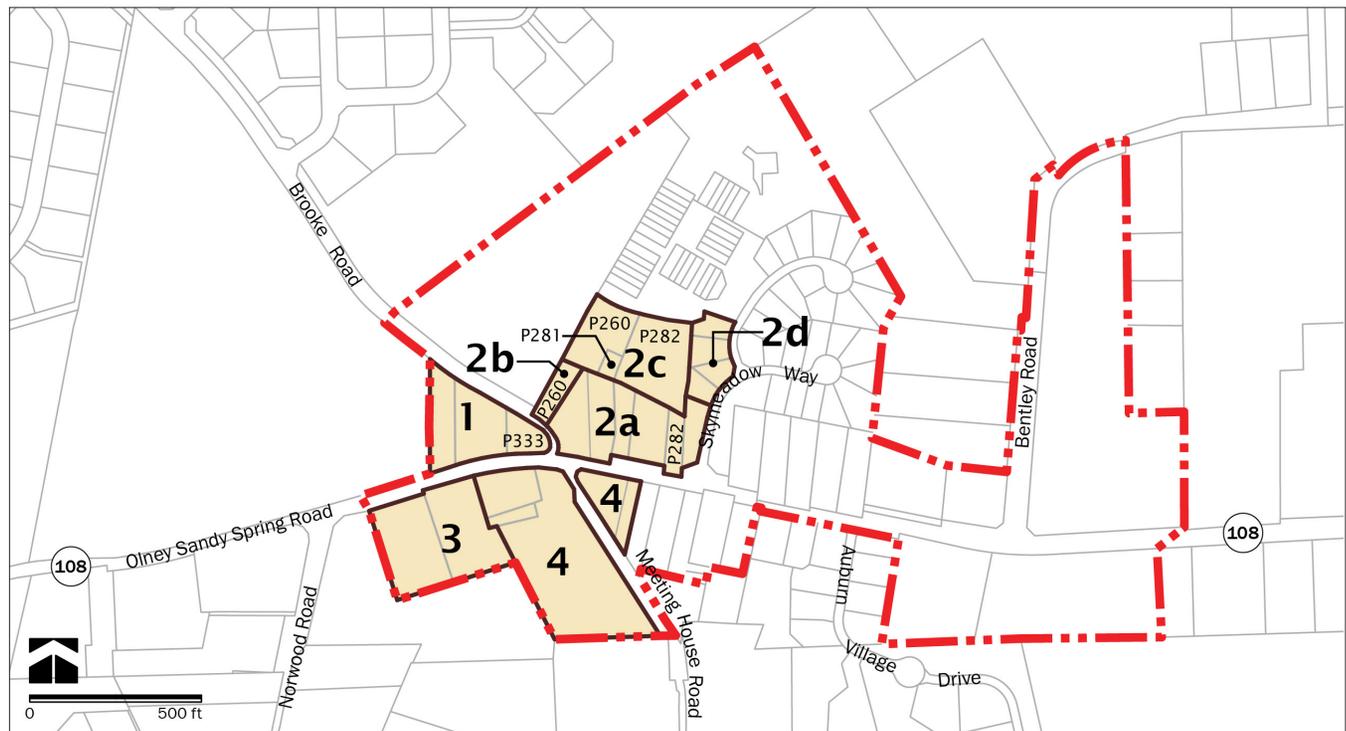
1. **Parcels on the north side of MD 108 (west of Brooke Road)** from CRT 1.25: C 0.75, R 0.50, H 35’/SSA Overlay Zone (formerly C-2) to CRN 0.75: C 0.25, R 0.75, H 45’ with the exception of Parcel P 333, recommended for rezoning to CRN 0.75: C 0.75, R 0.50, H 45’ (See adjacent SSA Overlay Zone sidebar for details on the existing overlay zone).

The western entry into the Plan area is lined with two houses, the Kirk House (circa 1924) and Holly Cottage (1903), that are now occupied by

SSA OVERLAY ZONE

The existing SSA Overlay Zone limits the density on all commercial properties in the Plan area to a maximum of 0.75 FAR instead of the 1.5 FAR allowed in the existing C-2 and CRT zones. This Plan recommends CRN 0.75 to be consistent with the densities identified in the SSA Overlay Zone.

The SSA Overlay Zone also limits building heights to 24 feet (up to 30 feet with Planning Board approval). The Sandy Spring Rural Village Plan provides for heights of 35 to 45 feet to allow one- to three-story buildings. More information on the SSA Overlay Zone can be found in the Implementation Chapter of this report.



Map 6: Village Core Neighborhood Properties



903 Holly Cottage: Adaptive reuse of the house as a commercial building.

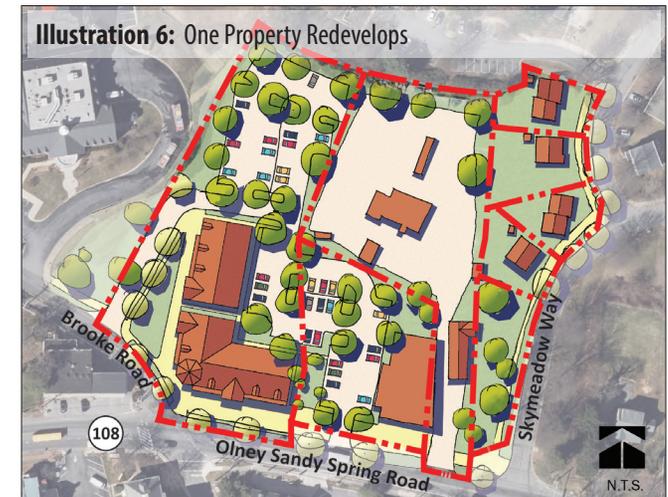
commercial uses and the Sandy Spring Store and Post Office building with apartments above. The two wood-framed houses are National Register-eligible and add vernacular architectural interest to the Village Core Neighborhood. These individually-owned properties are located to the west of Brooke Road. Access to these properties is located on MD 108 with limited access from driveways on Brooke Road. The proposed CRN zone is recommended to ensure uses with ample transitions to the adjacent residential properties. Buildings in the Brooke Road right-of-way should be removed. New buildings should face the street and be one and three stories in height. The perpendicular parking area that is located in the right-of-way should be replaced with a pedestrian-oriented streetscape that includes a tree-lined planting strip, pedestrian-scaled lighting and shared pedestrian/bike path. The Plan recommends:

- Consider adaptive reuse as part of additional development.
- Provide an ADA-compliant, shared-use path along the north side of MD 108.
- Support redevelopment that provides safe vehicular, pedestrian and bicycle connections.
- Support special tree plantings along the western edge of the plan area that has the potential to become landmark/large shade trees that define the transition from the village core to rural farmland.

2. Parcels on the north side of MD 108 (east of Brooke Road)

- a. **Commercial parcels on the north side of MD 108, including portions of Parcel P282** from CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) and R-60/SSA Overlay Zone to CRN 0.75: C 0.75, R 0.50, H 45'.
- b. **Commercially zoned portion of Parcel P260** from CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) to CRN 0.75: C 0.75, R 0.50, H 45'.
- c. **Parcel P281 and the residentially zoned portion of Parcels P260 and P282** from R-60 to CRN 0.50: C 0.25, R 0.50, H 40'.
- d. **Four single-family residential properties west of Skymeadow Way** from R-60 to CRN 0.50: C 0.25, R 0.50, H 40'.

The properties on the north side of MD 108 between Brooke Road and Skymeadow Way offer infill and redevelopment potential. The Plan



recommends extending the mix of uses north and east of the existing commercial area. This area should be revitalized with new local-serving, mixed-use development that has ground-floor retail/office uses with residential/office above. These properties can be individually redeveloped or combined for full assemblage. Once the properties are platted, four owners can combine their lots and provide a mixed-use project on approximately five acres. The existing perpendicular parking area in the right-of-way should be relocated to the side and rear of the new buildings. Redevelopment should provide safe vehicular, pedestrian and bicycle connections, and extensive tree planting to provide canopy cover over roads and parking areas.

The CRN zone is recommended to provide the uses, especially neighborhood-serving retail and residential for the village. The Plan recommends:

- Design a mixed-use village center with new buildings facing MD 108.
- Establish street-activating uses along MD 108.
- Provide one- to three-story buildings with building heights up to 45 feet, but tapering down to 40 feet at the rear, adjacent to the existing townhomes.
- Provide a pedestrian-oriented streetscape that includes a tree-lined planting strip, shared pedestrian/bike path, pedestrian-scaled lighting and seating area.
- Plant an extensive mature tree canopy for parking lot areas and surrounding property edges.
- Situate a central village green near the intersection of Brooke Road and MD 108 with new retail and other commercial or residential uses facing onto it.
- Encourage sharing driveways with adjacent uses to maximize space available for the village green.

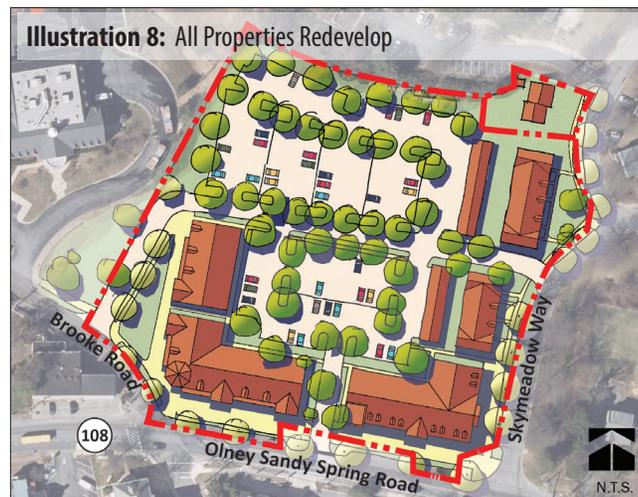
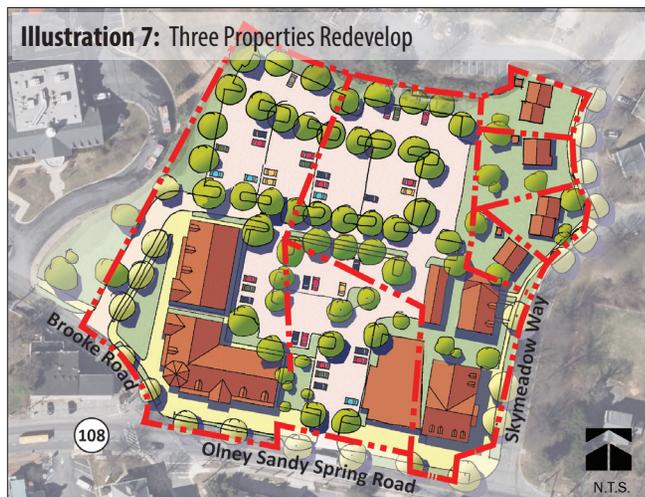
Illustrations 6 through 8 show three concepts for potential development on the 5-acre site, but are not intended to limit ideas for layout and design consistent with the principles in the Plan.

Concept for the North Side of MD 108 East of Brooke Road Properties: Street-activating retail of one to three stories faces MD 108 and the civic green. This civic green, with a combination of landscaping and hardscape between the fire station and new development, serves as a gathering space for the community. Parking is located on the side or rear of buildings. Shared parking is encouraged between the properties. Access to the parking is from Brooke Road and MD 108.

Illustration 6: One Property Redevelops. The western property redevelops with two mixed-use buildings that have ground-floor commercial uses and office or residential uses above.

Illustration 7: Three Properties Redevelop. The existing, one-story commercial building in the middle of the site remains. A new mixed-use building is located at the northwest corner of MD 108 and Skymeadow Way. New residential development faces Skymeadow Way.

Illustration 8: All Properties Redevelop. The entire site redevelops with mixed-use and residential development. A third access point to parking is provided from Skymeadow Way.





Examples of Single-Family Attached Homes

- Locate parking to the side and rear of buildings and encourage shared parking between parcels.
- Encourage parallel on-street parking on the north side of MD 108.

3. Parcels on the south side of MD 108 from EOF 1.0, H 35'/SSA Overlay Zone (formerly O-M) to CRN 0.75: C 0.25, R 0.75, H 45'.

This vacant site has an existing approval for a three-story, 40,800 square-foot office/school building with 296 parking spaces. This Plan recommends the parcels be rezoned to accommodate a residential development of up to 24 townhomes. CRN zoning with sufficient residential FAR and a modest amount of commercial FAR is recommended on this property to ensure a residential project with ample transitions to adjacent residential properties west and south of the site. The Plan recommends:

- Support single-family, attached homes up to 45 feet in height.
- Provide a setback on MD 108 compatible with the existing townhouses to create a transition.
- Provide an overall tree canopy goal of 40 percent.
- Support special tree plantings at the western edge of the plan area along MD 108.

4. Historic district properties and the old fire station from CRT 1.25: C 0.75, R 0.50, H 35'/SSA

Overlay Zone and NR 0.75: H 30'/SSA Overlay Zone (formerly C-1, C-2 and O-M) to CRN 0.75: C 0.75, R 0.50, H 45'.

Individually owned commercial properties are located on the south side of MD 108 in the Sandy Spring Historic District (28/11) and adjacent to the District. The historic designations allow certain protections for the 1904 fire insurance building, 1895 Sandy Spring Bank building and 1977 Montgomery Mutual building, while accommodating reasonable changes. The properties in the historic district within the Plan area are recommended for CRN Zoning with limitations on commercial uses and an opportunity for residential. Adaptive reuse does not preclude new development or restrict the allowable density of development, but assures that the high standards of sensitive design will be extended to the construction of other new buildings on the site. The Plan recommends:

- Allow for adaptive reuse of the buildings to residential and small-scale commercial uses.
- Establish street-activating uses, such as retail and small office uses along MD 108.
- Provide access to commercial and residential properties from a driveway off MD 108 and Meeting House Road.
- Maintain existing 40 percent tree canopy cover.
- Encourage shared parking.

RESIDENTIAL NEIGHBORHOOD RECOMMENDATIONS

Planning and Land Use

The residential neighborhood contains a stable housing stock of single-family dwellings and townhomes. Opportunities for additional infill housing should be permitted and encouraged. The right-of-way in front of the new and existing housing should have sidewalks to increase connectivity along MD 108. The existing zoning would allow a modest expansion of up to an additional 20 homes in the Sandy Spring Meadow

subdivision, and this Plan seeks to preserve the attractive rural residential edge along MD 108. These new homes will provide housing for all ages and incomes. Planning and land use recommendations include:

- Support single-family detached and attached residential development.
- Protect the single-family residential edge along MD 108.
- Provide infill housing opportunities for all ages and income levels.



Illustration 9: Residential Neighborhood



Housing in the Sandy Spring Meadow subdivision

Buildings

The residences along MD 108 should continue to be located farther back from the right-of-way than the buildings in the Village Core Neighborhood. Along the side streets beginning at Skymeadow Way, residences are located closer to the street.

This Plan envisions that any new residential units built within the neighborhood will meet the street in a manner similar to the existing buildings. The height of new residential buildings will be between one and three stories to match the heights of existing homes. Building recommendations include:

- Site any new residential buildings in this area to be compatible with existing buildings.
- Design new housing to be between one and three stories to match the heights of existing homes.

Connections

Within the Residential Neighborhood, the south side of MD 108 has a four- to five-foot-wide sidewalk behind a planting strip. The Sandy Spring Meadow subdivision along the side streets has some sidewalks contiguous to the street. The north side of MD 108 has an open road section with no sidewalks or bike facilities.

This Plan recommends a shared use (pedestrian/ bike) path connecting to the sidewalks in the Village Core Neighborhood. The street should have a curb and the shared use path should be buffered from the roadway by a protected planting strip. Street

trees should be clearly spaced along both sides of the roadway to provide a defined edge and shading for pedestrians. Connection recommendations include:

- Extend a shared-use path on the north side of MD 108 to connect to the Village Core.
- Provide a planting strip of trees between the shared-use path and the road to buffer pedestrians and cyclists.
- Plant street trees along both sides of the roadway to provide continuous shading.

Open Spaces

The public open spaces within the existing Residential Neighborhood include the front yard setbacks and the streetscape along MD 108. A tot lot and open play areas serve as the open spaces in the Sandy Spring Meadow neighborhood. The open space recommendation is:

- Provide compatibility with the setbacks of existing and proposed residences along MD 108.

Specific Property Recommendations

5. Residential properties on the north side of MD 108: Retain R-60 and R-200, with the exception of Parcel P338, recommended for rezoning from R-200 to R-60.

All but five units in the Sandy Spring Meadow's subdivision are owned and operated by the Housing Opportunities Commission. This subdivision consists of 61 residential units (30 single-family

detached and 31 attached units). Six R-200 zoned single-family detached homes exist along MD 108.

The Plan recommends protecting the single-family residential edge along MD 108. An ADA-compliant shared-use path is recommended with trees along the roadway to provide shading for pedestrians. The Plan recommends:

- Protect the single-family residential edge along MD 108.
- Provide housing for all ages and income levels.
- Establish R-60 zoning for Parcel P338 to allow

for a transition from the Village Core to the single-family residential along MD 108.

- Develop at R-60 and R-200 densities.
- Provide infill opportunities for additional residences through the subdivision process.
- Maintain the northern forested edge of trees.

6. Residential properties on the south side of MD 108: Retain R-200.

Four older homes, dating from the mid- to late 1800s to the 1940s, line the south side of MD 108. These homes add vernacular architectural interest to



Map 7: Residential Neighborhood Properties

the neighborhood. The Plan recommends protecting the single-family residential edge along MD 108 at R-200 densities. The Plan recommendation is:

- Protect the single-family edge along MD 108.
- Provide additional street trees along the edge.

CULTURAL NEIGHBORHOOD RECOMMENDATIONS

Planning and Land Use

The Cultural Neighborhood is a part of the continuation of the rural edge described in the 1998 Plan. This neighborhood, which includes the

Sandy Spring Museum, Olive Branch Community Church Rectory and Christopher’s Hardware Store, has cultural and institutional uses. The museum is fronted by an open space used on occasions for community events. Plans for the new Olive Branch Community Church have been approved.

The Plan recommends that uses in this neighborhood be maintained and enhanced. The Sandy Spring Museum will offer demonstrations of historic trades that will bring additional visitors to the area and the Olive Branch Church will have a new place of worship. To accommodate the influx



Illustration 10: Cultural Neighborhood

of people and improve connectivity within this area, the Plan recommends extending the existing shared-use path on the north side of MD 108.

This Plan recommends preserving the attractive rural edge of the Cultural Neighborhood. This rural entry was identified in the 1998 Plan and continues to be an important aspect of the area’s character. Planning and land use recommendations for the Cultural Neighborhood include:

- Maintain the rural neighborhood concept to preserve the rural entries.
- Support residential, retail, office and cultural and religious institutions at a FAR of 0.50 and maximum heights of 40 feet.
- Encourage tree planting along Bentley Road.
- Encourage the use of the museum’s open space along MD 108.
- Provide pedestrian connections to institutions.
- Provide opportunities for shared parking.

Buildings

The existing buildings in the Cultural Neighborhood have a less defined build-to-area than the Residential Neighborhood. Buildings are set back at varying distances from the right-of-way to further emphasize the rural edge.

New development in this area should be allowed to have varying setbacks. New buildings should be between one and three stories in height. The building recommendations are:

- Replicate the idea of the rural edge with varying building setbacks from the right-of-way and large front yard trees that have the potential to arch over the road, creating a tree-lined gateway.
- Design new buildings at one to three stories in height.

Connections

The north side of MD 108 has a shared-use path of approximately seven to eight feet in width in front of the Sandy Spring Museum. It does not continue in front of the existing gas station. This shared-use path should be extended to complete the connectivity along the north side of MD 108 within the boundary area. The connection recommendation is:

- Extend the existing shared-use (pedestrian/bike) path in front of the museum to complete the connectivity along the north side of MD 108.

Open Space

The primary open space in the Cultural Neighborhood is the green in front of the Sandy Spring Museum. This green is the site of a number of cultural activities, including the Strawberry Festival held annually in June. The open space recommendation is:

- Support open space activities on the existing green in front of the Sandy Spring Museum in Area 8, which has been the location of regional/ community functions, such as the Strawberry Festival and farmer’s market.



Existing gas station west of Bentley Road

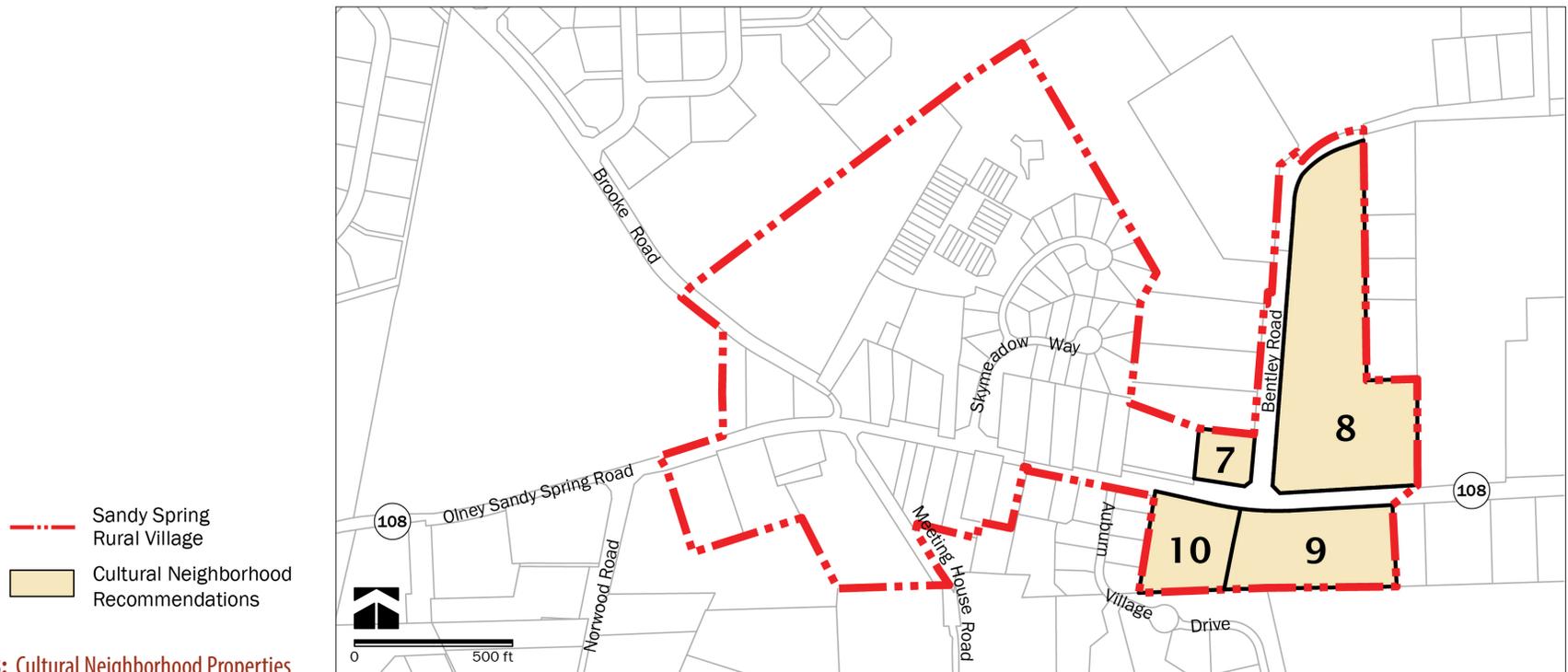
Specific Property Recommendations

7. Commercial property (west of Bentley Road)
 from CRT 1.25: C 0.75, R 0.50, H 35'/SSA
 Overlay Zone (formerly C-2) to CRN 0.50:
 C 0.50, R 0.50, H 40'.

This site currently serves as a gas station with a large awning and a ground-floor convenience store with two stories of office above and a garage in the rear. The site has access from MD 108 and Bentley Road. This Plan recommends the site to be rezoned to CRN 0.50 to accommodate a mixed-use development with ample transitions to adjacent

residential and cultural properties along Bentley Road. The Plan recommends:

- Support residential, retail and office uses in this location.
- Design new buildings at one to three stories in height with an FAR of 0.5 and a maximum height of 40 feet.
- Extend the existing shared-use (pedestrian/bike) path in front of the museum to complete the connectivity along the north side of MD 108 within the Plan boundary area.
- Provide front yard shade trees.
- Plant additional street trees.



Map 8: Cultural Neighborhood Properties

8. The Sandy Spring Museum (east of Bentley Road): Retain RC.

The Sandy Spring Museum opened its doors on Bentley Road in 1997 on land donated by the Bentley family, whose ancestors moved to Sandy Spring in the late 1700s. The museum, located on seven acres, was completed with a library and a collections storage facility in 2007. It serves as a place where the community can develop meaningful connections to history by exploring local, cultural arts.

The Plan recommends the site remain in the RC zone to protect sensitive areas and surrounding agricultural uses. The property is adjacent to low density neighbors (RC, RNC, RE-1 and RE-2) with large setbacks and wooded areas. The site is defined as the eastern edge of the rural entry into the Plan area. A house is also located on the site. This house has access off of MD 108. The Plan recommends:

- Support low-density cluster development toward the front of the property to preserve environmentally sensitive areas in the north.
- Support the cultural institution and its large, protected forested areas.
- Allow artisan and living history demonstrations at the Sandy Spring Museum (see Implementation Chapter).

9. The Olive Branch Community Church: Retain RE-2.

Originally known as the Lansdale property, this three-acre site consists of a two-story, late 19th-century dwelling once called Elmhurst that now houses the rectory and administrative office for the Olive Branch Church. With access from MD 108, the site is approved for a new, 8,074 square-foot church and associated parking lot. The church will hold a capacity of 220 people with a central surface parking lot that provides 55 on-site standard parking spaces and one motorcycle space.

The proposed church will be oriented perpendicular to MD 108 to maximize the amount of space needed for the on-site parking, protect the existing forest along the eastern boundary and preserve the existing landscape buffer along the western and southern boundaries. The Plan recommends:

- Support the religious institution with on-site parking.
- Protect the eastern forested edge of the site and large individual trees.
- Preserve the existing landscape buffer along the western and southern boundaries.
- Provide safe vehicular, pedestrian and bicycle connections.

10. Christopher’s Hardware and Nichols Office Building from CRT 1.25: C 0.75, R 0.50, H 35’/SSA Overlay Zone (formerly C-2) to CRN 0.50: C 0.50, R 0.50, H 40’.

This site currently contains a hardware store, a parking lot and a two-story office building with



Sandy Spring Museum



Olive Branch Rectory (Elmhurst)



Rendering of future Olive Branch Community Church



Christopher's Hardware



Nichols Office Building

access to MD 108. This Plan recommends the site be rezoned to CRN 0.50 to accommodate a mixed-use development with appropriate setback transitions to adjacent residential properties along Auburn Village Drive. The Plan recommends:

- Support residential, retail and office in this location.
- Design new buildings at one to three stories in height with traditional architectural fenestration and an FAR of 0.5 and maximum heights of 40 feet.
- Site new residential buildings to meet the street with screened parking at the side and/or rear.
- Provide tree planting along MD 108 and in parking areas.
- Preserve the existing landscape buffers along the eastern and southern boundaries.

AREA-WIDE RECOMMENDATIONS

Historic Preservation

The Sandy Spring Rural Village Plan area contains resources that were designated in the Montgomery County Master Plan for Historic Preservation, found eligible for listing in the National Register of Historic Places or both. Designation in the Master Plan of Historic Preservation confers certain benefits and protections, including tax credits for qualified exterior maintenance and repair projects.

In 1988, the Sandy Spring Historic District was designated in the Master Plan for Historic Preservation. A portion of the Sandy Spring Historic

District (28/11) is within the Plan area. It includes the 1895 Sandy Spring Bank building, 1904 fire insurance building, 1977 Montgomery Mutual Insurance building and a part of Meeting House Road. This Plan confirms the current designation of the Sandy Spring Historic District within the Plan area. The 1904 fire insurance building was found eligible in 2011 as an individual site for listing in the National Register of Historic Places.

In 2011, two other buildings within the Plan area, the 1903 Holly Cottage at 913 Olney Sandy Spring Road and the circa 1924 Kirk House at 1001 Olney Sandy Spring Road, were also found eligible for listing in the National Register of Historic Places.

In addition, many properties outside of the Plan area were designated in the Master Plan for Historic Preservation and/or found eligible for listing in the National Register of Historic Places. Two properties, the Sandy Spring Meeting House and Clifton, were listed in the National Register of Historic Places in 1972. The Plan recommends:

- Retain the Sandy Spring Historic District (28/11).

Heritage Montgomery

Sandy Spring is located within the Underground Railroad and Quaker Cluster of the Montgomery County Heritage Area, per the Montgomery County Heritage Area Management Plan, which recommends revitalization of Sandy Spring. As a certified Maryland Heritage Area, Sandy Spring

may therefore qualify for grants for interpretive signage and promotion through Heritage Montgomery, which administers the Montgomery County Heritage Area. This Plan recommends that interpretive signage and wayfinding be installed in the Sandy Spring Rural Village Plan area to highlight Sandy Spring’s heritage. The Plan recommends:

- Support the implementation of the Montgomery County Heritage Area Management Plan (2002).
- Provide wayfinding, pedestrian linkages, sidewalk, landscape, parking, traffic calming measures and interpretive signage in the

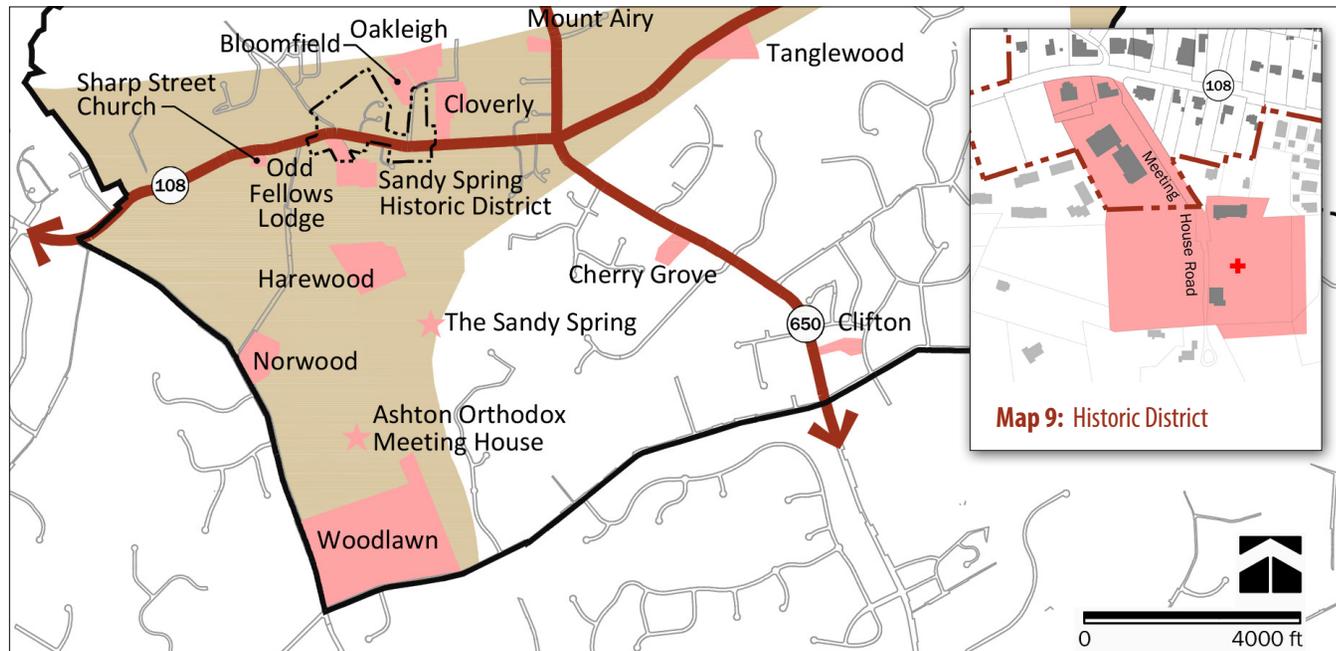
Certified Heritage Area of the Underground Railroad and Quaker Cluster.

Environment

This Plan addresses water quality and forest protection issues. The Plan, as well as the 1998 Plan, pays particular attention to protecting the existing high quality of the Patuxent River Watershed. It recommends mixed-use development concentrated in the village center, and low-density residential development near the watershed. The sensitive environmental resources that surround the Sandy Spring Rural Village are critical to maintaining the quality of the Patuxent River Watershed. The Functional Master Plan for the



Historic 1904 fire insurance building with toll gate (Source: Sandy Spring Legacy, Thomas Y. Canby and Elie S. Rogers, Sandy Spring Museum, 1999)



- Sandy Spring/Ashton Area
 - - - County Line
 - - - Sandy Spring Rural Village
 - Montgomery County Heritage Area
 - Previously Designated Historic Sites & Districts
 - ⊕ Cemetery
- Note:**
National Register-Eligible Properties Not Shown

Map 10: Historic Context

SHADES OF GREEN PROGRAM

The Planning Department's Shades of Green Program provides trees and planting for qualifying property owners in designated areas. An increased tree canopy provides environmental and community benefits by improving water quality, reducing air pollution, decreasing energy demands, improving habitat and nesting areas, and reducing heat island effect. The program is financed through the Forest Conservation Fund, made up of contributions paid during the development process as compensation for tree loss when tree-planting on site is impractical.

Patuxent River Watershed recommends containing development in commercial areas in a logical and well-planned manner.

Most of the existing development in the Sandy Spring Rural Village was built before there were County requirements for stormwater management. New development should limit impervious surfaces and be subject to current stormwater management regulations, both of which are intended to provide protection for the watershed.

Approximately 16 percent of the Plan area is forested. Other areas of forest in the Sandy Spring Rural Village Plan area will be removed as part of approved development projects. In addition to forested areas, large trees in the Plan area provide a canopy cover of approximately 47 percent. Unshaded roads and parking lots make up approximately 24 percent of the Plan area. Future redevelopment should provide shade trees, limit imperviousness, expand and protect the forests, and meet the current environmental site design standards. The Plan recommends:

- Protect and enhance the water quality of the Patuxent River Watershed with low density edges outside of the Village Core.
- Limit imperviousness as much as possible.
- Protect and expand the forested edges.
- Plant trees along the perimeter and interior of parking lots to provide maximum shade and stormwater management enhancement.

- Designate the Plan area as part of the Shades of Green Program.

Transportation

This Plan reinforces the 1998 Master Plan's transportation objectives to maintain the rural character of the existing roadways while meeting the requirements stated in the Americans with Disabilities Act (ADA) for compliance.

The underlying EOF, NR and CRT zones (formerly C-1, C-2 and O-M zones) allowed a FAR of 1.0 to 1.25. With the SSA Overlay Zone, the 1998 Plan reduced the overall FAR in these zones to 0.75. The overall commercial square footage provided in the 1998 Plan, even with the overlay zone, was not achievable over the life of the Plan due to parking requirements, floor plan constraints and market realities. This Plan retains the total 0.75 FAR and allows for commercial and residential uses.

The development potential in the Sandy Spring Rural Village will not exceed the acceptable congestion levels at the area's intersections. The recommended highway and local street system will provide sufficient capacity. The table on the following page compares the development potential for the current Sandy Spring Rural Village Plan and 1998 Master Plan with what exists today. The recommended land uses and transportation infrastructure are in balance.

Capacity

The Plan proposes a small increase of housing units and a modest decrease of non-residential square feet. This minor amount of development will have a limited impact on the transportation system. The Plan does not propose adding additional through lanes or additional rights-of-way (ROW) for MD 108. The existing ROW width allows for intersection improvements for safety and circulation purposes.

Circulation

This Plan recommends that roadway and street designs should promote pedestrian use with investment in streetscape elements, including pedestrian crosswalks and signals (see Proposed Concept for MD 108 map on page 43). Fire trucks and other fire and rescue-related apparatus from Volunteer Fire Department Station 4 must maneuver efficiently through the Plan area. Intersections in the policy areas may need to be improved to accommodate safe travel for pedestrians, vehicles and bicycles.

The proposed local streets will provide additional circulation and off-street parking for the area. Sidewalks will connect the Village Core to the residential and cultural areas of Sandy Spring. The 2005 Countywide Bikeways Functional Master Plan recommends a shared-use path connecting west to Olney and east beyond Ashton to the Howard County line. This continuous shared-use path will provide a safe connection from Sherwood Elementary School to Sherwood High School, and link to the proposed regional trail.

Street and Highway Classifications

The local streets, sidewalks, bikeways and trails will create a connected street system that reduces automobile dependence on the State road. The Rustic Roads Program, established by the County in 1993, preserves historic and scenic roadways that reflect the agricultural character and rural origins of the County.



Greenville, SC: Mature trees provide shade and help to limit the amount of impervious surface in the parking lot.



Orlando, FL: Landscaped islands in a parking lot provide an area for stormwater collection.

Table 4: Development Potential

	EXISTING DEVELOPMENT	1998 MASTER PLAN MAXIMUM POTENTIAL	2014-15 PLAN MAXIMUM POTENTIAL
Residential Units	78 units	98 units	150 units
Nonresidential Square Feet	147,100 square feet	253,400 square feet	231,300 square feet ¹
Nonresidential Square Feet Converted to Jobs	420 jobs	725 jobs	660 jobs

¹Zoning maximum on all development may be reduced to accommodate parking requirements in the zone.

Olney Sandy Spring Road (MD 108)

This road is a two-lane arterial road with an 80-foot ROW. In the Village Core Neighborhood, the ROW will contain the following elements:

- One travel lane in each direction (see Bicycle Classifications Table on page 49 to determine lane width).
- One center turn lane or on-street parking on the north side.
- A 10-foot-wide shared-use path on the north side (the shared-use path continues through the Residential and Cultural Neighborhoods, and the Countywide Bikeways Functional Master Plan recommends a shared-use path connecting

west to Olney and east to the Howard County line).

- A minimum six-foot sidewalk on the south side.
- A landscaped amenity panel on both sides with adequate soil volumes to allow maximum tree maturity.

These streetscape elements are subject to State Highway Administration (SHA) approval.

Brooke Road

From MD 108 to 200 feet north of Station Drive, this section will be a two-lane primary residential, closed section road with a 70-foot right-of-way.

Table 5: Road Classifications

MASTER PLAN STREETS	FROM	TO	MASTER PLAN OF HIGHWAYS NUMBER	MINIMUM RIGHT-OF-WAY (FT)	THROUGH TRAVEL LANES ¹	TARGET SPEED (MPH) ²	DESIGN STANDARD ³
Olney Sandy Spring Road (MD 108)	100 feet east of Norwood Road	500 feet east of Bentley Road	A-92	80	2 lanes	30	Modified 2004.25
Brooke Road	MD 108	200 feet north of Station Drive	P-2	70	2 lanes	35	Modified 2003.10
Skymeadow Way	MD 108	Proposed Internal Connector	B-26	60	2 lanes	25	Modified 2005.01
Bentley Road	MD 108	0.47 mile north of MD 108	R-64	70	2 lanes	25	N/A
Meeting House Road	MD 108	About 0.40 mile south of MD 108	E-14	80	2 lanes	25	N/A

¹These are the number of planned through travel lanes for each segment, not including lanes for turning, parking, acceleration, deceleration, and other purposes auxiliary to through travel.

²Target speed listed reflects the ultimate target speed upon build out at which people should drive.

³See MCDOT Context Sensitive Road Design Standards: www.montgomerycountymd.gov/dot-dte/common/standards.

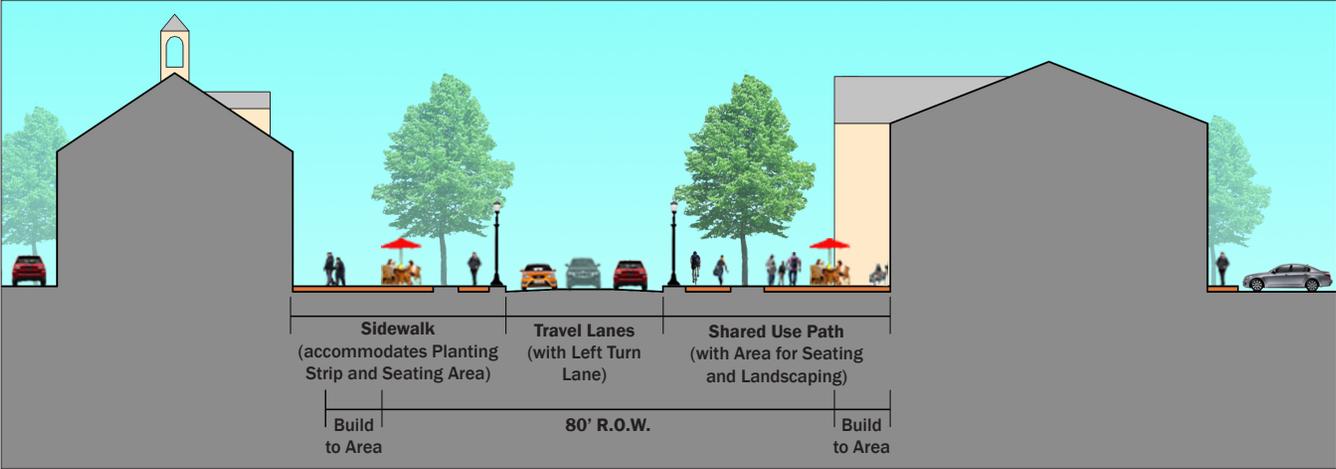
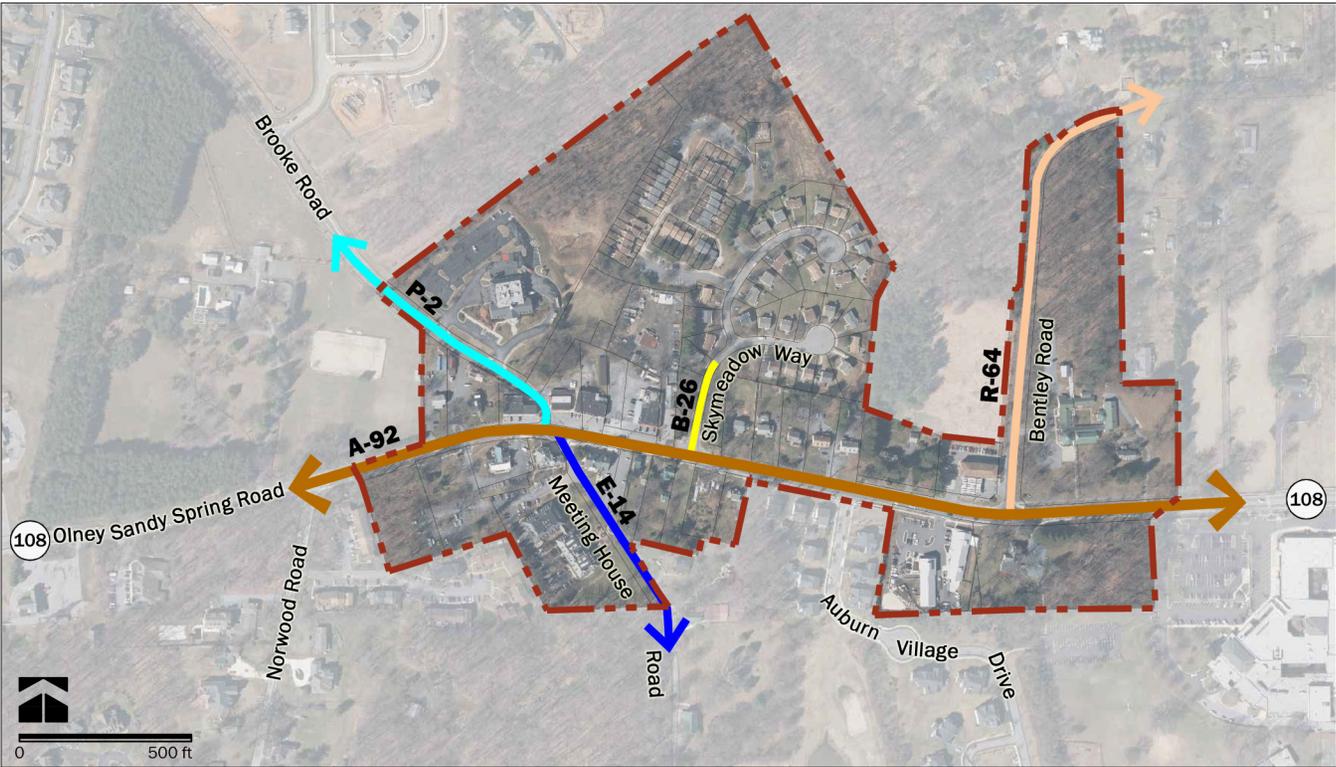


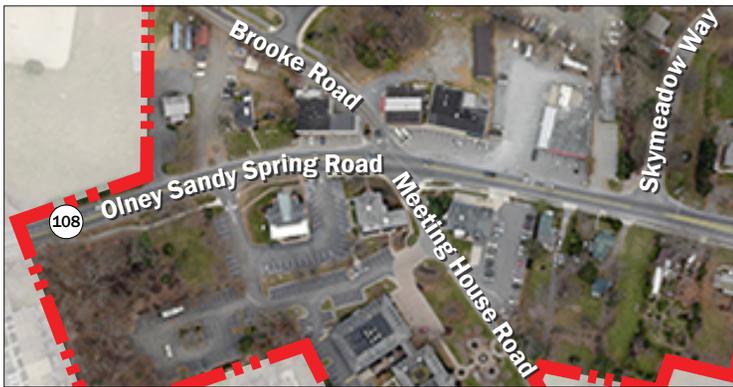
Illustration 11: Proposed Street Section for MD 108 (Modified 2004.25)



- - - Sandy Spring Rural Village
- Arterial Roads
- Primary Residential Streets
- Rustic Road
- Business District
- Exceptional Rustic Road

Map 11: Roadway Classifications

ILLUSTRATION 12: EXISTING OLNEY MD 108



VILLAGE CORE NEIGHBORHOOD

- No sidewalks on the north side of MD 108.
- Limited crosswalks for pedestrians.
- No bicycle infrastructure.
- Conflicts with perpendicular parking along the north side of MD 108.
- Turning conflicts for emergency vehicles going east and west on MD 108.
- Open section road with undefined access points.
- No street character.

RESIDENTIAL NEIGHBORHOOD

- No sidewalks on north side of MD 108.
- No bike infrastructure.
- Lack of crosswalks.
- No street character.

CULTURAL NEIGHBORHOOD

- Incomplete shared-use path on the north side of MD 108.
- No street character.

ILLUSTRATION 13: PROPOSED CONCEPT FOR MD 108



VILLAGE CORE NEIGHBORHOOD

- Remove pull-in parking on the north side of MD 108.
- Add minimum 10-foot-wide shared-use path on the north side of MD 108.
- Provide four-way crosswalks at the intersection of Brooke Road, Meeting House Road and MD 108.
- Identify access points along the north side of the Village Core with permanent driveways.
- Provide clearly spaced street trees and appropriate pedestrian-scaled street lighting.

RESIDENTIAL NEIGHBORHOOD

- Provide a minimum 10-foot-wide shared-use path on the north side to connect pedestrians and bicyclists to schools, religious institutions and museum.
- Evaluate a crosswalk at Skymeadow Way.
- Provide clearly spaced street trees and appropriate pedestrian-scaled street lighting.

CULTURAL NEIGHBORHOOD

- Continue the 10-foot-wide shared-use path on the north side of MD 108.
- Provide clearly spaced street trees and appropriate pedestrian-scaled street lighting.

RUSTIC ROADS CRITERIA

The Rustic Roads Program preserves historic and scenic roadways that reflect the agricultural character and rural origins of the County. The criteria established for rustic roads by County Code, Chapter 49, Article 8, includes the following:

1. Is located in an area where natural, agricultural or historic features are predominant, and where master planned land use goals and zoning are compatible with a rural/rustic character;
2. Is a narrow road intended for predominantly local use;
3. Is a low volume road with traffic volumes that do not detract significantly from the rustic character of the road;
4. a. Has outstanding natural features along its borders, such as native vegetation, stands of trees, stream valleys;
- b. Provides outstanding vistas of farm fields and rural landscape or building; or
- c. Provides access to historic resources, follows historic alignments or highlights historic landscapes;
5. The history of vehicle and pedestrian accidents on the road in its current configuration does not suggest unsafe conditions.

Brooke Road is designated as a shared roadway for bicycle and vehicular use. There is an existing, eight-foot-wide shared-use path parallel to Brooke Road on the Volunteer Fire Department property. A shared-use path is recommended for the eastern side of Brooke Road from MD 108 to the existing facility on the Volunteer Fire Department site.

Skymeadow Way

From MD 108 to a new local road, this section will be a two-lane business district street with a 60-foot right-of-way and on-street parking on the west side of the road. Sidewalk location can be flexible to allow the retention of mature trees. The right-of-way width is the minimum used in the business street classification and should be considered the maximum width for this road except for pedestrian or safety improvements. The remaining portion of Skymeadow Way will remain unclassified.

Bentley Road

This Plan changes Bentley Road from a country road to a rustic road.

Justification: Bentley Road is a narrow road intended for local use with a traffic volume and accident history consistent with a rustic road designation. The road has high historic value, outstanding natural features, including mature trees and a stream beside the road, and rural views across farm fields. Bentley Road meets the criteria for a rustic road.

Significant Features:

- Historic roadway alignment.
- Holly orchard.
- Mature trees lining the road.

Description: Bentley Road is a narrow, two-lane paved road, 18 feet wide near its beginning at MD 108 and narrowing to 10 feet wide on the northern leg. The road extends north from MD 108 to Bloomfield, the original house on the road. The road sweeps east around a bend, passing the Oakleigh and Cloverly properties, then sharply turns north again, parallel to a small stream to its northern terminus. There are no shoulders, centerlines or edge markings on the road.

Evaluation

History: Bentley Road began as a late 18th-century farm path leading from MD 108 to Bloomfield (28/63). The farm path was extended after the construction of nearby Oakleigh (28/64) in 1882. Three properties along the road, Bloomfield, Oakleigh and Cloverly (28/65), a nearby farm built from 1849 to 1852, have been designated in the Montgomery County Master Plan for Historic Preservation and are eligible for the National Register of Historic Places (M: 28-11-10).

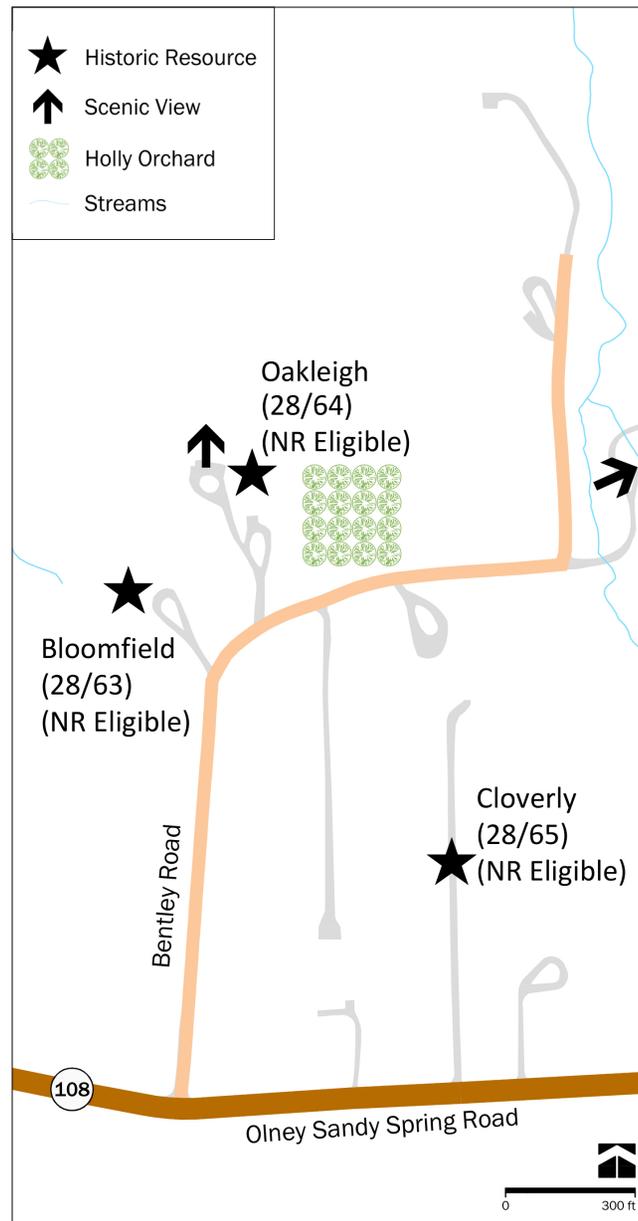
The properties and road are notable for their associations with the Bentley family, prominent Quakers and citizens. Bloomfield is said to have been a stop on the Underground Railroad. The

discovery of two quartz arrowheads by a resident in the 1970s indicates the possibility of a nearby Native American site.

Driving Experience: Bentley Road begins at MD 108. A gas station sits close to the road on the west side and the Sandy Spring Museum is located behind groups of trees to the east. Passing the museum, the road is enclosed by forest on both sides, framing a view of Bloomfield. The road makes a sweeping turn right as it passes Bloomfield, and climbs. Passing Oakleigh, located on a rise on the west, long views across fields can be glimpsed from the house, and a mature holly orchard, planted in the 1950s, is seen to the east.

On the east side of the road, Cloverly and its barn can be glimpsed through the trees edging the road. The road descends toward a small stream, turning abruptly left before reaching it. As the road turns, the pavement narrows as it passes through a tunnel of trees. A culvert crosses under the road as it continues north alongside the stream. The views across the wooded stream valley dominate on the east as the road ends in a private driveway.

Traffic: The 2002 average daily traffic volume for Bentley Road was 940 trips. Three lots for new single-family dwellings were approved along the road.



Map 12: Bentley Road



Bentley Road



Holly orchard



Sweeping bend at Bloomfield

EXCEPTIONAL RUSTIC ROADS CRITERIA

The criteria established for Exceptional Rustic Roads by County Code, Chapter 49, Article 8, includes the following:

1. Qualifies as a rustic road;
2. Contributes significantly to the natural, agricultural or historic characteristics of the County;
3. Has unusual features found on few other roads in the County;
4. Would be more negatively affected by improvements or modifications to the physical characteristics of the road than would most other roads in the Rustic Roads Program.



Sandy Spring Meeting House

Meeting House Road

This Plan changes Meeting House Road from a rustic road to an exceptional rustic road.

Justification: Meeting House Road is one of the oldest roads in the County. It is a narrow road intended for local use with a traffic volume and an accident history consistent with a rustic designation. The road has outstanding historic value, natural features and farm views. The unusual features include narrow pavement, mature trees and the historic Meeting House. The character of the road would be negatively affected by making improvements to it. Meeting House Road meets the criteria for an exceptional rustic road.

Significant Features

- Historic roadway alignment/narrow pavement.
- Relationship of the Sandy Spring Meeting House to the road and the views of the building.
- Mature trees lining the road.

Description: Meeting House Road intersects with MD 108 at Brooke Road. Near that intersection, the road has 20 feet of asphalt pavement, curbs and gutters. As the road passes the Montgomery Mutual Building, the curbs end and the pavement narrows to 12 feet. The road continues within easements through the Sandy Spring Meeting House property and south to the Harewood site. The road ends at the Northwest Branch Stream Valley Park. There are no shoulders, centerlines or edge markings on any part of the road. In addition to the exceptional rustic road designation, the section of Meeting

House Road from MD 108 to the south Meeting property line is located within the Sandy Spring Historic District. The inclusion of this portion of the road within the district is also intended to preserve the rural character of the road including its width, design and landscaping.

Evaluation

History: Meeting House Road originated as a path to the Sandy Spring shortly after the village was first settled in 1728. By the mid 1740s, it had become a route to Quaker meetings held near the spring. The Sandy Spring Meeting House was formally established in 1753 and, in 1770, James Brooke conveyed land for a meeting house that already stood on the property. The deed specified that the Quaker congregation and others were to have free access to the land and buildings, in order to use, build upon and repair them for worship.

During the 18th and 19th centuries, the road became rural Sandy Spring's cultural, spiritual and institutional artery, as schools, farms, replacement brick meeting house, early post office, lecture hall, fire insurance company and bank were established along it. Today, there are several historic resources along the road. The Sandy Spring Historic District (28/11), including a portion of the road, has been designated in the Montgomery County Master Plan for Historic Preservation, as have two historic sites, Harewood (28/35) and The Sandy Spring (28/36), all in 1988. Harewood, Auburn, the Lyceum, cemetery and 1904 fire insurance building were found in 2011 to be eligible as individual sites for

the National Register of Historic Places (M: 28-11-8). The Sandy Spring Meeting House was listed in the National Register in 1972.

Driving Experience: The entry onto Meeting House Road at MD 108 is closely flanked by the 1904 fire insurance building and 1930 fire station. Passing those and the Montgomery Mutual Building, the pavement narrows and the road enters the Sandy Spring Meeting property; the historic Community House and cemetery are on the east, with a former County champion tulip poplar in the cemetery visible from the road. The Meeting House sits on the edge of the pavement, facing the road. A wooded parking loop is on the west. Continuing south, the narrow pavement is bordered by mature trees beyond the Meeting House and through the Auburn property. In addition to the Auburn house, a notable brick barn is on the left and a long view across a field appears on the right. Beyond a second barn, trees enclose the road, the driveway to Harewood forks to the right and the road turns left and climbs, becoming an unpaved driveway as it enters the Northwest Branch Stream Valley Park. The driveway emerges on the edge of a field at the crest of a hill, offering panoramic views. The paved portion narrows to a rocky track as it curves right and descends down a long slope under a narrow canopy of trees leading to The Sandy Spring.

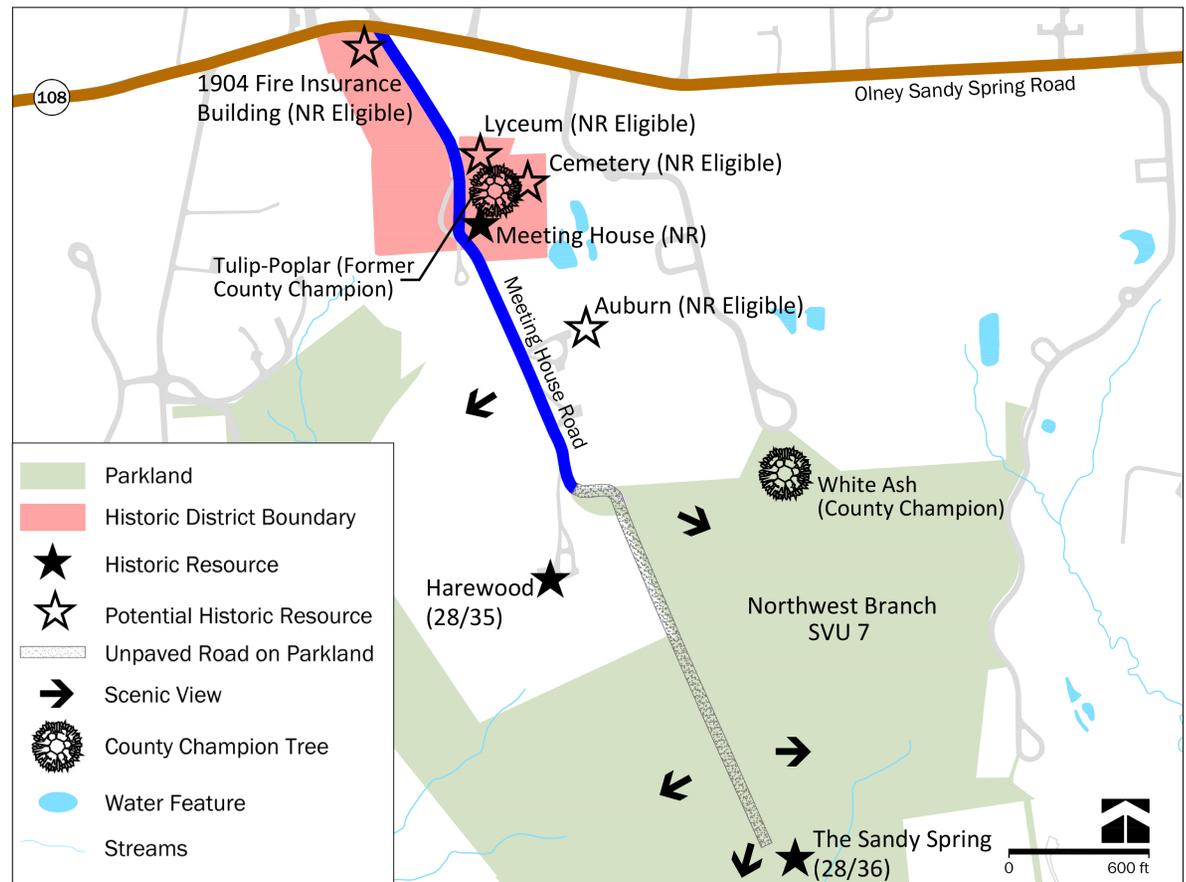
Traffic: The 2014 Average Daily Traffic volume for Meeting House Road is 800 trips.



Meeting House Road



Former County champion tulip poplar



Map 13: Meeting House Road

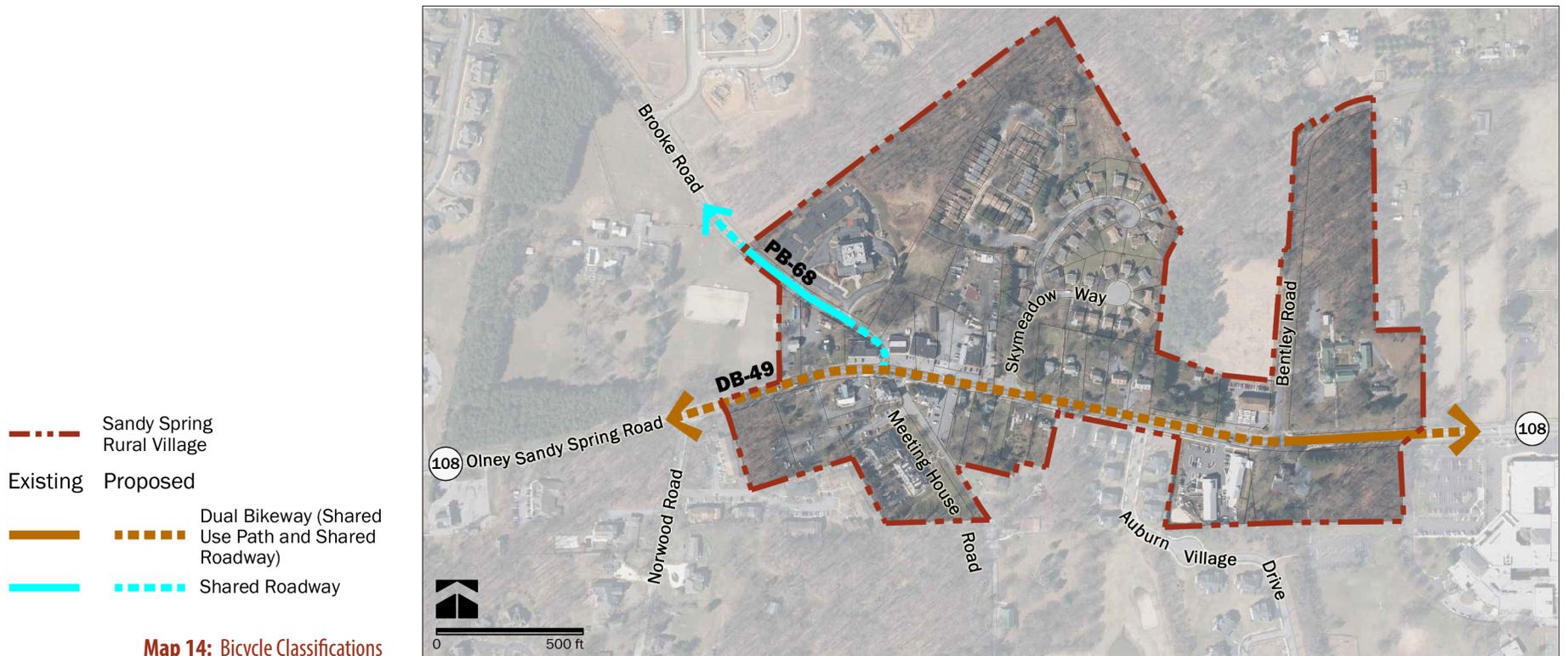
Bikeways/Sidewalks/Transit

This Plan recommends enhancing mobility for pedestrians and bicyclists by providing a network that links open spaces, parks, Village Core and other community destinations within the regional network.

The Countywide Bikeways Functional Master Plan recommends a shared-use bike path along MD 108. The path exists on the Sandy Spring Museum property. This Plan supports the recommendation

for a 10-foot-wide shared-use path on the north side of MD 108 connecting the elementary school to the high school. The existing sidewalk on the south side of MD 108 will remain.

This Plan confirms the proposed shared road bicycle route on Brooke Road, which will allow vehicles and bicycles to use the road together without extra pavement. There is an existing, eight-foot-wide shared-use path on the Volunteer Fire Department



property that is recommended to be connected to MD 108 and residences to the north.

The planning area is served by the Z2 Metrobus. This route connects the Silver Spring Metrorail Station to Olney at MD 97 and MD 108. The bus travels along Colesville Road to New Hampshire Avenue, continuing west on MD 108 to Norwood Road. There are several bus stops located within this Plan.

This Plan supports the continuation of Metrobus service within the planning area and any sidewalk, bicycle and road improvements that need to be made to accommodate bus service.

Trail Connections

This Plan strongly supports the 1998 Master Plan goal of providing land uses that offer “ample opportunities for social interaction and promote a strong sense of community” (page 8, 1998 Plan). Parks, open spaces and Rural Legacy/Rachel Carson/Underground Railroad Trail provide connections that build on the community’s strong sense of identity as a rural area and its heritage.

The regional trail system includes the Northwest Branch and Rural Legacy Trails. The Northwest Branch Trail provides a connection between the Northwest Branch stream valley park to the south and the Hawlings River stream valley park to the north. The Rural Legacy Trail connects Woodlawn Manor Park to Sherwood High School at MD 108 (through Auburn Village Neighborhood) and continues to the Sandy Spring Museum.

The Plan recommends that this trail also extend from Meeting House Road to MD 108, on existing pavement, to Brooke Road and eventually tie into the existing Northwest Branch Trail near the Hawlings River and Rachel Carson Park. The Plan recommends the following:

- Provide Rural Legacy/Rachel Carson/Underground Railroad Trail extension on Meeting House Road to MD 108, on existing pavement, to Brooke Road.
- Maintain Rural Legacy Trail from Woodlawn Manor Park to Sherwood High School through Auburn Village Neighborhood.



Examples of shared-use paths

Table 6: Bicycle Classifications

ROUTE	NAME	LOCATION	BIKEWAY LOCATION	STATUS
DB-49	Olney Sandy Spring Road (MD 108) – Ashton	Western to eastern plan boundary	Dual Bikeway: Signed Shared Roadway and Shared-Use Path	Proposed (Shared-use path exists only on the museum property)
PB-68	Brooke Road	Olney Sandy Spring Road (MC 108) to northern plan boundary	Signed Shared Roadway	Proposed

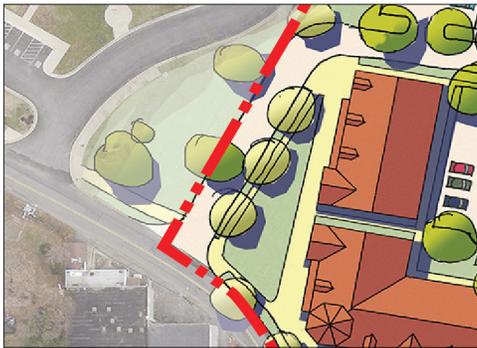


Illustration 14: Proposed Village Green Concept. An open space located south of the fire station.

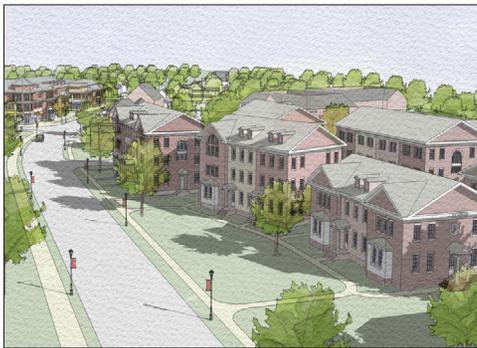
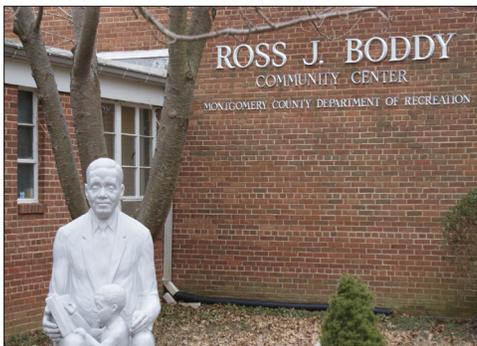


Illustration 15: Proposed Townhouse Setback



Ross Boddy Community Recreation Center on Brooke Road

Parks and Open Space Concepts

The Plan recommends a mix of small and large open spaces connected by a system of sidewalks, building setbacks, shared-use paths and trails.

The Plan recommends a village green in the Village Core adjacent to the wooded southern portion of the Volunteer Fire Station site. In the Village Core, the proposed village green adjacent to the new fire station will provide a place for both social interaction and individual contemplation. This space will be developed as a part of revitalization along the north side of MD 108. It may have a combination of landscape, hardscape and shade trees, and provide areas for seating. Buildings may be located along the eastern edge of the green and have ground-floor openings that engage the village green. Large gatherings may occur here when Rural Legacy/Rachel Carson/Underground Railroad Trail users spill out onto the village green. The Meeting House grounds also serve as gathering space for events associated with the Meeting House.

Smaller, informal spaces in the Village Core are also recommended in the Plan. At the western Plan boundary, residential open space (townhouse setbacks) on both sides of MD 108 are recommended with shade trees and benches to provide residential setbacks similar to those that already exist on the north side of MD 108.

For the Residential Neighborhood, the Plan recommends public use space along MD 108 that includes sidewalks, bike lanes, street trees and a

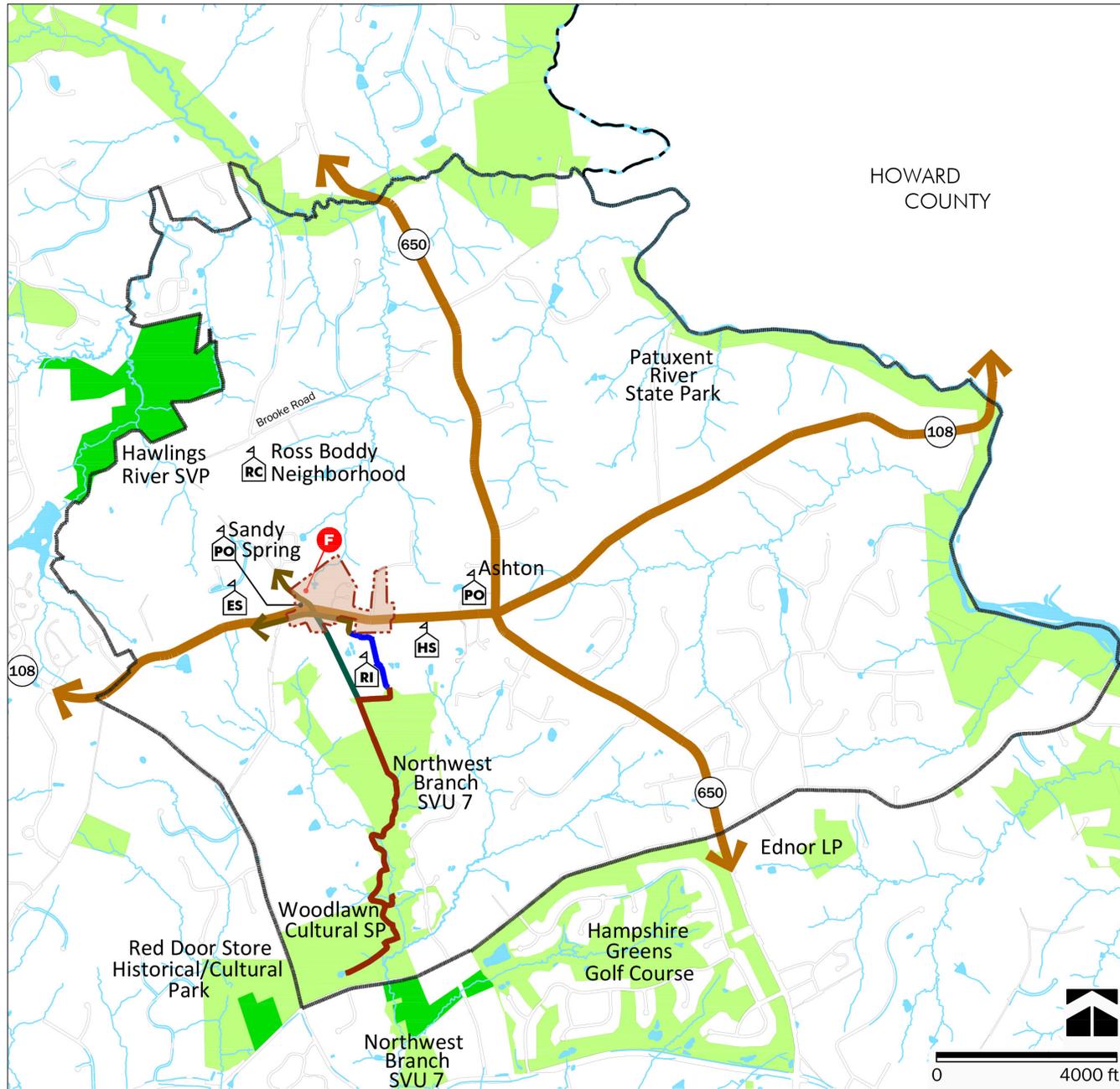
landscaped panel. In the Cultural Neighborhood, the Plan confirms the open space on the Sandy Spring Museum site to be used for community-wide events, such as the Strawberry Festival and farmer's market. The Plan recommends the following:

- Create a village green (1/4 to 1/2 acre in size) in the Village Core in conjunction with the existing fire station open space on Brooke Road to serve as a focal point for the Rural Legacy Trail as it reaches the village center.
- Provide small gathering spaces or setbacks with shade trees and benches for new residential development on the western boundary of the Village Core along MD 108.
- Retain existing open space at the museum and Sandy Spring Meeting House.
- Provide sidewalks and a shared-use path to serve as open space and to connect the open spaces.

Community Facilities

Recreation

Recreation facilities are adequate to serve the area's needs. The greater Sandy Spring area is served by several recreation facilities. Some are located nearby but outside the Plan area. These include the Ross Boddy Community Recreation Center, Olney Manor Recreation Park and Swim Center, Ednor Local Park and Manor Oak Park. The Ross Boddy Community Recreation Center is located off Brooke Road. This facility also serves the Ashton, Brookeville and Olney areas. The facility offers a variety of activities, classes and programs for people



- Parkland
- Proposed Parkland
- Sandy Spring Rural Village
- Sandy Spring/Ashton Area
- County Line
- M-NCPPC Rachel Carson/Underground Railroad Park Trail
- Public Access Easements
- Multi-Use Trail/Sidewalk
- Pedestrian Pathway (Easement)
- ES Sherwood Elementary School
- HS Sherwood High School
- RC Recreation Center
- RI Sandy Spring Meeting House
- PO Post Office
- F Sandy Spring Fire Station
- Streams
- Water Features

Map 15: Regional Connections

HISTORY OF FIRE PROTECTION IN SANDY SPRING

“The predominately agricultural community of Sandy Spring lost many structures and crops to fire, having no means to control it. Neighbors would rally to each other’s aid during such emergencies, and while this demonstrated the ability of neighbors helping neighbors and pulling the community together, it also illustrated the increasing need for organized fire protection.”

Excerpt from the Sandy Spring Volunteer Fire Department website



Former Fire Station 4: The old station has been converted into a commercial space with cafe seating in front.

of all ages, with many activities designed especially for youth and families. Outdoor facilities include a baseball field, two sand volleyball courts, a tennis court and full-length outdoor basketball courts. The grounds can be rented for family picnics and other outdoor events.

In addition, there are outdoor recreation facilities within the greater Sandy Spring/Ashton area at Sherwood Elementary and Sherwood High Schools. These facilities are available to residents after school hours. Along with the schools, there are several ballfields in the area. Other parks with recreation in the general area include Greenwood Local Park in Olney and Cloverly Local Park.

Police

The Sandy Spring area is served by the Wheaton/Glenmont District 4 police station. The facility is located at the intersection of Randolph Road and Georgia Avenue. Additional facilities are not needed or being recommended to serve the area.

Fire and Rescue

Fire prevention has long been a Sandy Spring hallmark. Chartered in 1925, the fire station covers the following areas: Sandy Spring, Olney, Ashton, Brookeville and Ednor. Fire and Rescue services are currently provided from a new station located on the seven acres of land at 17900 Brooke Road. Opened in 2001, the building has three drive-through-bays, spacious offices and living, dormitory and meeting areas. Station 4 also includes the Oakroom Ballroom that can be rented for civic

functions. The existing fire station is sufficient to serve the build-out of Sandy Spring based on current and future population projections.

Library Facility

Sandy Spring is served by the Olney Branch Library located on Olney Laytonsville Road (MD 108). The recently renovated and expanded library opened to the public in March 2014 and adequately serves the area’s needs. Exterior features include improved handicapped accessibility and a repaved parking area. The facility’s interior features include a larger children’s room, a separate teen area with seating, new group study and tutor rooms, and a program room in the children’s area. Also included with the renovation is a new 100-seat meeting room for the community to use. The library has a bridge overlooking a landscaped bio-retention pond for stormwater management and several pedestrian walkways and public use areas.

Public Schools

The Plan area is served by Sherwood Elementary School, Farquhar Middle School and Sherwood High School. This Plan accommodates 150 new residential units that could generate up to 24 elementary school students (grades K-5), 13 middle school students (grades 6-8) and 18 high school students (grades 9-12). A revitalized/expanded Farquhar Middle School is scheduled to open in August 2016. All schools in the Sherwood cluster are currently within capacity and will adequately serve the area in the future.

IMPLEMENTATION

The Plan supports the preservation of the historic rural village character of Sandy Spring while creating a mixed-use village center that serves as a focal point for community life. In support of the goal, the following land use and zoning changes are recommended:

- Retain R-200 (Residential-200) and the majority of the R-60 (Residential-60) zoning.
- Retain the RE-1 (Residential Estate-1), RE-2 (Residential Estate-2) and RC (Residential Cluster) zoning.
- Support artisan manufacturing, production and sales, and living history demonstrations, which are allowed as accessory uses for Cultural Institutions in the RC zone.
- Rezone a small amount of the R-60 and all C-1, C-2 and O-M to the CRN zone.
- Remove the SSA Overlay Zone from Sandy Spring.

ZONING

Retain R-200 and the Majority of the R-60 Zoning

This Plan recommends retaining these existing residential zones to keep the residential character along MD 108. These zones create a strong housing presence in the Sandy Spring Rural Village. The Plan recommends:

- Cluster development to preserve environmentally sensitive areas.
- Provide infill housing for all ages and incomes.
- Front houses onto MD 108.

Retain RE-1, RE-2, and RC Zoning

This Plan recommends retaining the large lot residential and agricultural zones found along the eastern portion of the Sandy Spring Rural Village area in order to protect the rural character and forest conservation area. These zones create a strong low-density edge to the village core, limit expansion of the commercial areas and reduce the negative environmental impacts on the Patuxent River Watershed. The Plan recommends:

- Low-density development.
- Cluster development to preserve environmentally sensitive areas.

Cultural Institutions in the RC Zone

A primary purpose of the RC zone is to protect sensitive areas and agricultural uses. The Sandy Spring Museum, located in the RC zone, preserves approximately half of its seven-acre site in forest conservation. In addition to the museum, the site contains a barn and a brick house. The museum is adjacent to low-density neighborhoods with properties that have large front setbacks, wooded areas and are in the RC, RNC, RE-1 and RE-2 zones. The site defines the eastern edge of the rural entry into the Plan area.

THE SANDY SPRING MUSEUM

The Sandy Spring Museum, located at 17901 Bentley Road, is a place where people can develop meaningful connections by exploring community history through the visual, literary and performing arts. The museum began when a group of residents noticed that the community's history was being sold off with every passing of a long-time resident. The organization was incorporated in 1981 by volunteers who set up shop in the basement of the Sandy Spring Bank. For many years, they operated out of the bank, exhibiting artifacts in hand-made cases and hosting many lectures on local history.

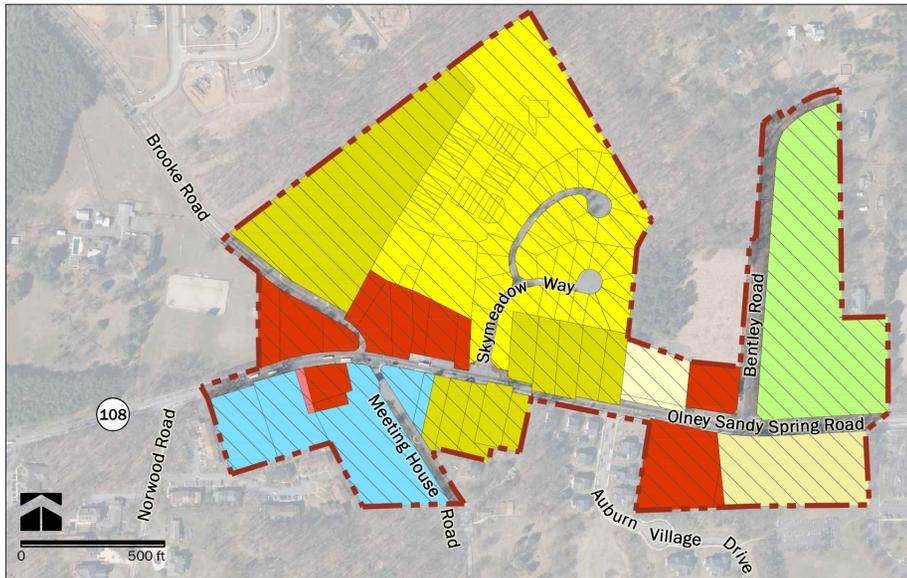
(Source: Museum website www.sandyspringmuseum.org)



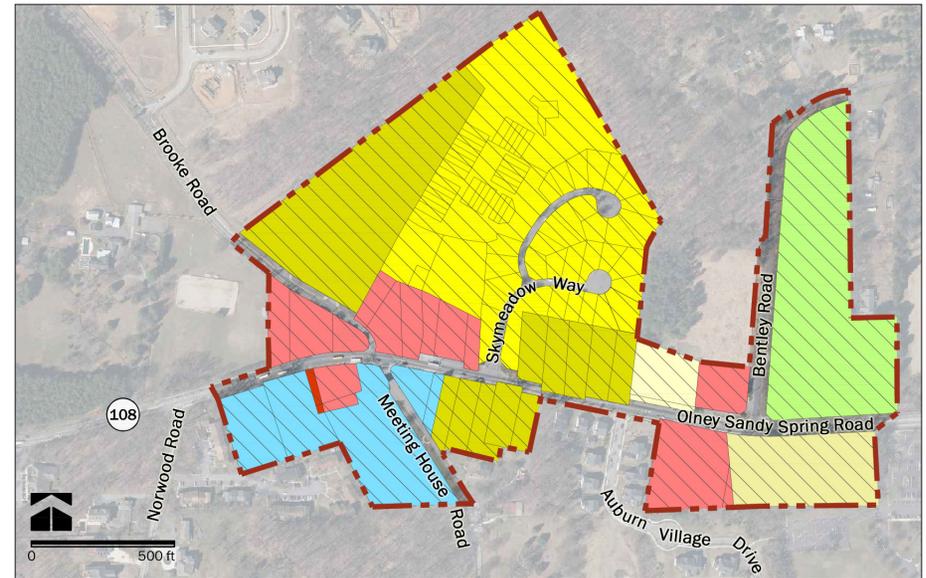
Exhibit at the Sandy Spring Museum

Sandy Spring Museum staff wants to use the buildings and grounds of their property for museum-related activities, including living history and artisan demonstrations, the sale of artist and artisan merchandise, and educational activities. These types of activities currently occur at other museums in the County, such as Glen Echo Park, Button Farm and the Mooseum.

The Sandy Spring Museum is considered a Cultural Institution in the zoning ordinance. Cultural Institutions are uses where works of art or other objects are kept and displayed, or where books, periodicals and other materials are offered for reading, viewing, listening, study or reference, but not typically offered for sale. The County zoning ordinance defines artisan manufacturing and



Map 16: Zoning Prior to October 30, 2014



Map 17: Existing Zoning Map as of October 30, 2014

- | | | | |
|--|--------------------------------------|---|--|
|  | Sandy Spring Rural Village |  | C-1 Local Commercial |
|  | RC Rural Cluster Zone |  | C-2 General Commercial |
|  | RE-1 Residential Estate, 1 Acre |  | O-M Office Building-Moderate Intensity |
|  | RE-2 Residential Estate, 2 Acre |  | SSA Overlay Zone |
|  | R-60 One-Family Detached Residential | | |
|  | R-200 One-Family Detached, Large Lot | | |

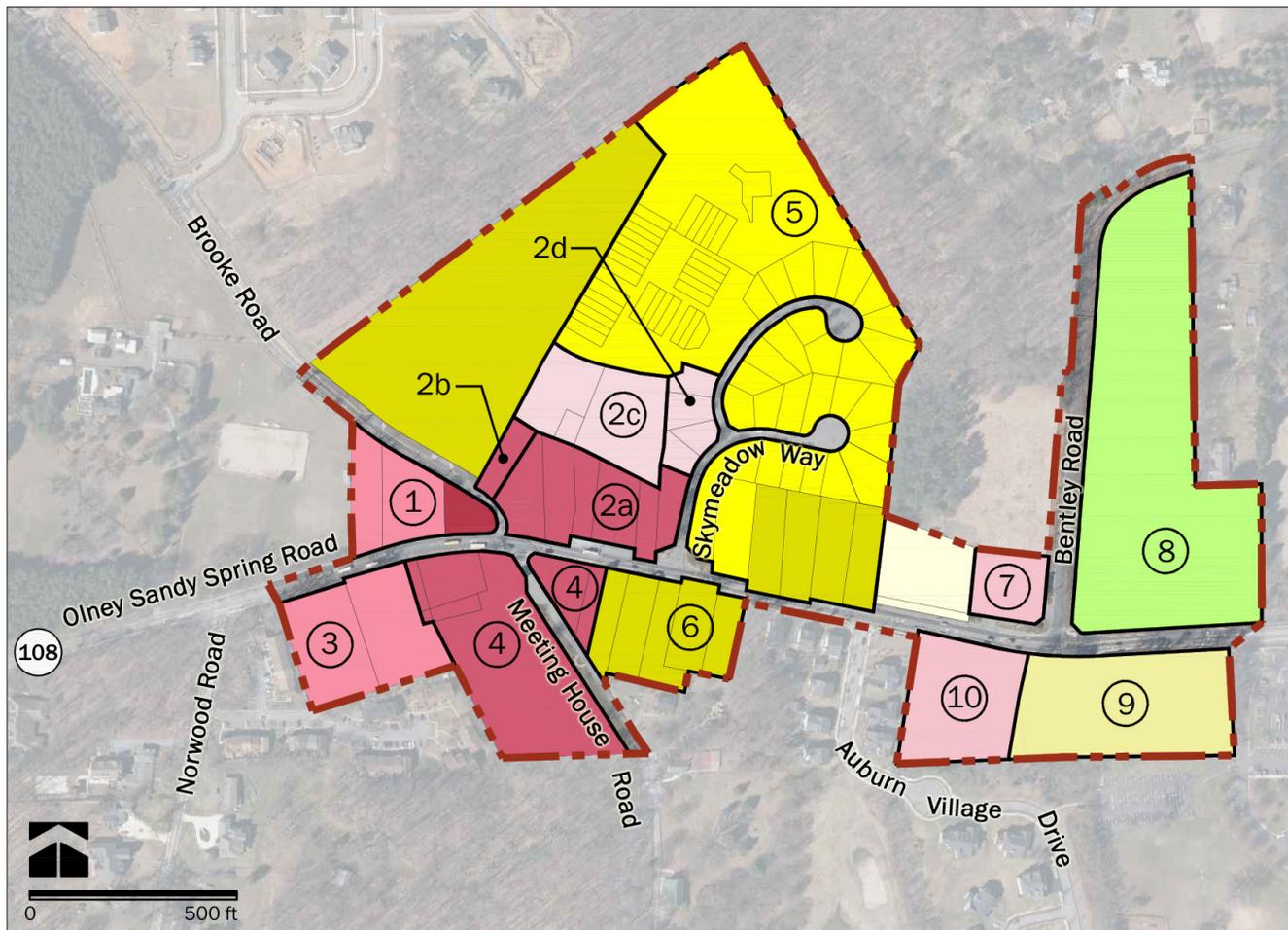
- | | | | |
|---|--------------------------------------|---|--|
|  | Sandy Spring Rural Village |  | NR Neighborhood Retail 0.75, H 30' |
|  | RC Rural Cluster Zone |  | CRT Commercial Residential Town 1.25 C .075, R 0.50, H 35' |
|  | RE-1 Residential Estate, 1 Acre |  | EOF Employment Office 1.0, H 35' |
|  | RE-2 Residential Estate, 2 Acre |  | SSA Overlay Zone |
|  | R-60 One-Family Detached Residential | | |
|  | R-200 One-Family Detached, Large Lot | | |

production as: “the manufacture and production of commercial goods by a manual worker or crafts person, such as jewelry, metalwork, cabinetry, stained glass, textiles, ceramics or handmade food products. Artisan manufacturing and production do not include any activity that causes noise, odor or vibration to be detectable on a neighboring property.”

The Montgomery County Department of Permitting Services has confirmed in writing that living history demonstrations and the sale of artist-manufactured items on a museum property are allowed under the zoning ordinance in the RC zone. Additionally, educational uses are allowed as a conditional use in the RC zone. Living history demonstrations, artisan manufacturing and



Sandy Spring Museum: Desires to have living demonstrations on site, such as working blacksmiths.



- Sandy Spring Rural Village
 - RC Rural Cluster Zone
 - RE-1 Residential Estate, 1 Acre
 - RE-2 Residential Estate, 2 Acres
 - R-60 One-Family Detached Residential
 - R-200 One-Family Detached, Large Lot
- Commercial Residential Neighborhood**
- CRN 0.50, C 0.25, R 0.50, H 40'
 - CRN 0.50, C 0.50, R 0.50, H 40'
 - CRN 0.75, C 0.25, R 0.75, H 45'
 - CRN 0.75, C 0.75, R 0.50, H 45'

Note:
The numbers on the Proposed Zoning Map correspond to the numbers found in the Neighborhood Properties Maps and Specific Property Recommendations (see pages 25 to 36).

Map 18: Proposed Zoning

education-related functions at the Sandy Spring Museum will provide insight into the agricultural past of the community.

CRN Zone

This Plan proposes to replace the commercial zoning and a small amount of residential zoning in the Village Core with the CRN zone along both sides of MD 108 and along the east side of Brooke Road. The CRN zone permits a mix of residential and non-residential uses at varying densities and heights. The zone:

- Targets opportunities for redevelopment of single-use areas with a mix of uses.
- Reduces dependence on the automobile by encouraging development that integrates a combination of housing types, mobility options, commercial services and public facilities and amenities.
- Allows a mix of uses, a variety of densities and building heights appropriate to a rural context.
- Ensures compatible relationships with adjoining neighborhoods.
- Provides an appropriate balance of employment and housing opportunities.

In the Village Core, the CRN zone will allow more flexible development standards while protecting the character of the community. Specifically, the Plan recommends replacing the existing EOF, NR, CRT zones (formerly C-1, C-2 and O-M zones) and some areas zoned R-60 with the CRN zone

with a FAR between 0.25 and 0.75. In addition, CRT zoning along Bentley Road and to the east of Auburn Village Drive will be replaced with the CRN zone.

Why the CRN Zone?

Recently developed for areas of the County like Sandy Spring where there are smaller properties, lower densities and more challenging economic conditions, the CRN identifies a total FAR, residential FAR, non-residential FAR and maximum heights for each property. The CRN zone has consistent land uses and densities with the SSA Overlay Zone. The maximum total, non-residential and residential densities, and maximum height for any property is shown on the zoning map on the previous page. The CRN zone is designed to:

- Provide greater flexibility to respond to current market conditions.
- Establish more certainty about density and building height.
- Promote a mix of neighborhood-serving commercial uses and a variety of housing opportunities not available in the NR or EOF zones.
- Support infill and adaptive reuse of buildings.
- Provide neighborhood use protections not provided in the CRT zone.
- Allow development at a scale of a village.

The CRN zone will provide a mix of uses, including housing, in the revitalized commercial properties

on the north side of MD 108. The CRN zone will also help to establish street-oriented retail, public gathering spaces and a variety of building heights along MD 108.

Removal of the Overlay Zone

The 1998 Sandy Spring-Ashton Master Plan created the SSA Overlay Zone. The adopted overlay zone was tailored to the specific needs of Sandy Spring/Ashton without affecting the other rural places in the County. The purpose of the overlay zone is to:

- Address zoning issues related to enhancing rural village character.

- Provide design flexibility.
- Continue the land uses and patterns that characterize rural settlements.

This Plan recommends the removal of the SSA Overlay Zone within the Plan area as the CRN zone provides the mix of uses needed to establish a successful village center, while achieving the purposes of the overlay zone. The following table provides a comparison of the SSA Overlay Zone to the CRN zone. The overlay zone will remain on the areas outside this Plan area, including Ashton.

Table 7: Comparison of the Sandy Spring/Ashton Overlay Zone with the CRN Zone

	OVERLAY ZONE	CRN ZONE
1. Flexibility to create better design with site plan review.	Yes	Yes ¹
2. Flexibility in siting to allow parking in conjunction with commercial uses to float between certain adjacent properties to the most desirable locations on the site if the Master Plan so recommends.	Yes	Yes
3. Height limit consistent with the Sandy Spring Historic District and an appropriate FAR limit for the size and scale of the village center.	24-30 feet	45 feet maximum
4. Exclusion of new auto-oriented or typically large-scale uses that are inconsistent with traditional rural development patterns with flexibility to ensure the continuation of existing uses through grandfathering.	Yes	Yes

¹Site plan review for buildings of more than 10,000 square feet and height greater than or equal to 40 feet.

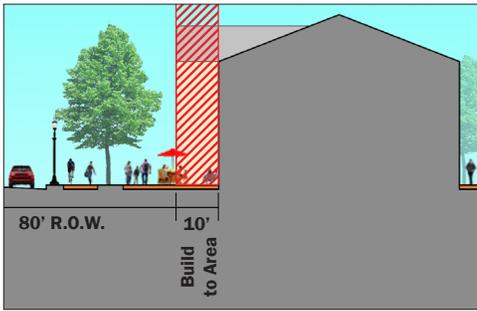


Illustration 16: MD 108 Build-to-Area



Garrett Park, MD: Adaptive reuse of an existing building into a retail use.



Laurel, MD: Retail/office building along main street that has traditional architectural elements, such as front porches and gabled roofs.

DESIGN CHECKLIST

This Design Checklist is a summary of the Plan Recommendations that were developed through the extensive community outreach process during the creation of the Sandy Spring Rural Village Plan. The checklist does not mandate the exact form and location of buildings, connections and open space. The checklist is intended to be a convenient resource for all stakeholders, including community members, property owners and reviewers, to help create an attractive public realm that enhances the historic character of the Sandy Spring community. Stakeholders are encouraged to provide revitalization solutions that exceed the suggestions established in the checklist. The Design Checklist is divided into three areas: buildings, connections and open space.

Buildings

Buildings define the street with appropriate architectural elements. They provide visual interest for pedestrians. Any building renovations or new infill in the Sandy Spring Rural Village should consider the following:

- ❑ Adaptive reuse of structures that add historic character and maintain historic integrity.
- ❑ Placing new buildings within the build-to-area which extends 10 feet behind the right-of-way (ROW) along MD 108 and 20 feet behind streets intersecting with MD 108.

- ❑ Providing new and renovated mixed-use buildings that define the street edges and create active street fronts.
- ❑ Orienting primary building facades toward streets (secondary facades are located to the rear and sides of buildings).
- ❑ Locating primary entrances to building so that they face public streets. Ground floors should have active fronts that engage the public realm.
- ❑ Providing entrances to upper-story uses along public streets.
- ❑ Encouraging architectural styles compatible with the existing buildings in the Sandy Spring Rural Village, including the Sandy Spring Historic District.
- ❑ Incorporating traditional architectural elements on buildings, such as porches, stoops, bay windows, dormer windows and cupolas.
- ❑ Varying building heights and massing to achieve visual interest and a distinct building character (buildings should reflect the scale and character of existing structures and be between one and three stories in height).
- ❑ Providing a signature building with architectural embellishment to any new development along the northeast corner of the intersection of Brooke Road and MD 108.
- ❑ Providing greater window transparency at the street level to any new mixed-use buildings.
- ❑ Providing signage that is an integral part of a building façade, complements the architecture and does not obstruct key architectural features.

Connections

Great streets have active and vibrant public spaces and storefronts, accommodate multiple users and connect to a larger street network. In order to create a true main street within the Sandy Spring Rural Village, the following should be considered:

- ❑ Eliminating the parking between the ROW and buildings with revitalization of properties.
- ❑ Providing continuous sidewalks along both sides of MD 108.
- ❑ Ensuring appropriate paving materials for sidewalks that complement the traditional architecture of the Sandy Spring Rural Village.
- ❑ Providing a continuous, shared-use path on the north side of MD 108.
- ❑ Encouraging a secondary connection on the north parallel to MD 108.
- ❑ Providing shade trees in tree boxes in the Village Core Neighborhood and continuous tree planting strips in the Residential and Cultural Neighborhoods.
- ❑ Encouraging additional crosswalks within the Sandy Spring Rural Village.
- ❑ Providing appropriate, pedestrian-scaled, coordinated lighting and wayfinding signage along the entire stretch of MD 108 within the Sandy Spring Rural Village Plan.
- ❑ Allowing for areas with café seating/street furniture.

Open Space

Open spaces provide places for community gatherings. The following should be considered within the community:

- ❑ Creating a small gateway open space that serves a transition from the rural western entry near the intersection of MD 108 and Norwood Road to the Sandy Spring Rural Village.
- ❑ Incorporating a village green space of up to 1/2 acres on the north side of MD 108 with a combination of landscape, hardscape and ample space for large shade trees and seating areas.
- ❑ Providing appropriate paving materials for sidewalks that complement the traditional architecture of the Sandy Spring Rural Village.
- ❑ Supplying appropriate, pedestrian-scaled lighting for the open space.



Kentlands, MD: The open space is a vibrant gathering area with a combination of landscape and hardscape.



Front-in parking along MD 108



Special paving in front of the Sandy Spring National Bank



Shared-use path in front of the Sandy Spring Museum

REVITALIZATION GRANTS

Sustainable Communities: The State of Maryland has a Sustainable Community program. Sustainable communities are entitled to benefits that can help revitalize them and protect their historic character. These benefits include income tax credits under certain circumstances for qualifying rehabilitation expenses for historic and non-historic buildings. Most of the Sandy Spring Rural Village Plan area is within a Priority Funding Area (excluding the 1895 bank building and 1904 fire insurance building), which is a threshold requirement for becoming a Sustainable Community. This Plan recommends extending the Priority Funding Area to the entire Plan area.

Montgomery County Heritage Area: The Sandy Spring Rural Village Plan is located within the Underground Railroad and Quaker Cluster Certified Heritage Area (CHA), and is eligible for funding of various heritage tourism and revitalization activities.

SEWER AND WATER

This Plan confirms the 1998 Master Plan recommendation of providing community water and sewer service for properties in the Plan area. The 1998 Master Plan recommended that sewer service for properties within the Patuxent River Watershed be provided by extensions from the existing Northwest Branch sewerage system, which also includes the Sandy Spring Meadow and James Creek wastewater pumping stations. This Plan recommends:

- Provide water and sewer to commercial, mixed commercial/residential uses and residential uses within the Plan area.

CAPITAL IMPROVEMENTS PROGRAM

The County Capital Improvements Program (CIP) should implement the following recommendations. Many of these improvements will require partnerships among property owners, State and/or County government, utilities and others.

Street and Intersection Improvements

- MD 108 Sidewalk, Safety and Resurfacing Project (SHA, MCDOT, property owners)
- Brooke Road Shared-Use Path and Safety Improvements (MCDOT, property owners)

Sidewalks, Signage and Landscape Improvements

- SHA Community Safety and Enhancement Program (SHA, MCDOT)

- Transportation Alternatives Program, including Safe Routes to Schools (SHA, MCDOT)
- MCDOT Bikeway Program (MCDOT)
- National Recreational Trails Program (SHA)
- Maryland Sustainable Community designation (MD Department of Housing and Community Development)
- Priority Funding Area extension (M-NCPPC)
- Wayfinding and interpretive signage (Heritage Montgomery)
- Streetscape improvements and traffic-calming measures (SHA, MCDOT, property owners)

Open Spaces

- Open spaces (property owners)
- Shades of Green designation (M-NCPPC)

Utilities

- Lighting and utility relocation (Pepco, SHA, MCDOT, property owners)
- Sewer and water (WSSC, property owners)

Housing

- Market-rate housing (property owners, HOC)

Historic Site Preservation, Rehabilitation and Restoration

- Grants and loans for acquisition, preservation, development or restoration (Heritage Montgomery, private foundations)
- Loans from revenue bond proceeds (Heritage Montgomery)
- Heritage Preservation Tax Credit for structures not already designated locally or in the National Register of Historic Places (Heritage Montgomery)

ELECTED AND APPOINTED OFFICIALS

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Nancy Floreen, Vice-President
Roger Berliner
Marc Elrich
Tom Hucker
Sidney Katz
Nancy Navarro
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County Executive

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The Maryland-National Capital Park and Planning Commission

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Amy Presley

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Manuel R. Geraldo
John P. Shoaff
A. Shuanise Washington

THE PLAN PROCESS

A plan provides comprehensive recommendations for the use of publicly and privately owned land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective.

Together with relevant policies, plans should be referred to by public officials and private individuals when making land use decisions.

The **Staff Draft Plan** is prepared by the Montgomery County Planning Department 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. After the Planning Board's changes are made, the document becomes the Public Hearing Draft Plan.

The **Public Hearing Draft Plan** is the formal proposal to amend an adopted Master Plan or Sector Plan. Its recommendations are not necessarily those of the Planning Board. This Draft Plan is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public work sessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The **Planning Board Draft Plan** is the Board's recommended Plan and reflects its revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a Sector Plan to the County Council with copies to the County Executive who must, within 60 days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward other comments and recommendations to the County Council.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the relevant Council committee holds public work sessions to review the testimony and makes recommendations to the County Council. The Council holds its own work sessions, then adopts a resolution approving the Planning Board Draft Plan, as revised.

After Council approval, the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the Master Plans, Functional Plans and Sector Plans cited in the Commission's adoption resolution.

ACKNOWLEDGEMENTS

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Special Thanks To:

Sandy Spring Civic Association

Sandy Spring Friends School

Sandy Spring Meeting House Staff

Sandy Spring Museum

Sandy Spring Volunteer Fire Department

Miche Booz, Architect

Residents, property owners and business owners who attended meetings, participated in the workshop and assisted with drafting the Sandy Spring Rural Village Plan.

Resolution No.: 18-65
Introduced: February 24, 2015
Adopted: February 24, 2015

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of Planning Board Draft Sandy Spring Rural Village Plan

Background

1. On October 31, 2014, the Montgomery County Planning Board transmitted to the County Executive and the County Council the Planning Board Draft Sandy Spring Rural Village Plan.
2. The Planning Board Draft Sandy Spring Rural Village Plan amends the approved and adopted 1998 Sandy Spring/Ashton Master Plan; the Master Plan of Bikeways; 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, and the Countywide Bikeways Functional Master Plan, as amended.
3. On January 20, 2015, the County Executive transmitted to the County Council an economic impact analysis of the Sandy Spring Rural Village Plan.
4. On January 22, 2015, the County Council held a public hearing regarding the Planning Board Draft Sandy Spring Rural Village Plan. The Plan was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On February 2, 2015, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Planning Board Draft Sandy Spring Rural Village Plan.
6. On February 10, 2015, the County Council reviewed the Planning Board Draft Sandy Spring Rural Village Plan and the recommendations of the Planning, Housing, and Economic Development Committee.

Page 2

Resolution No.: 18-65

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Sandy Spring Rural Village Plan, dated October 2014, is approved with revisions. County Council revisions to the Planning Board Draft Sandy Spring Rural Village Plan are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring. All page references are to the October 2014 Planning Board Draft Plan.

Page 18: Revise the last paragraph as follows:

[Where applicable, the] The specific property recommendations in this section [lists the zoning for a property prior to October 30, 2014; then lists the zoning for the property after October 30, 2014, in parenthesis; and finally lists the proposed zoning for the property.] list the current zoning for the property; the zoning prior to the zoning conversion on October 30, 2014, in parentheses; and finally the proposed zoning for the property.

Page 20: Add the following sentence after the first sentence on the page as follows:

This Plan specifically targets the intersection of Brooke Road and Olney Sandy Spring Road (MD 108) as the "heart" of the village for improvements to streetscape, open spaces, connections, traffic operation, and proposals for under-utilized buildings. Many of these improvements will require partnerships among property owners, the State and/or County government, utilities, and others.

Page 22: Revise the last sentence as follows:

On the north side of Brooke Road, the [eight-foot wide] shared-use path on the Fire Department property has been extended to the north on the northeast side of Brooke Road past the Orchards Subdivision all the way up to Meadowsweet Drive (outside the Plan boundary area).

Page 23: Revise the last sentence in the paragraph that begins on page 22 and finishes on page 23 as follows:

This Plan recommends a connection to this shared-use path [as well as a sidewalk on the western side of Brooke Road].

Page 23: Revise the first sentence in the first paragraph as follows:

This Plan recommends that the north side of MD 108 have a [wide sidewalk] shared-use path to accommodate pedestrians/bicyclists and [provide ample space] an area for seating [areas]

and street trees in front of revitalized properties (see Streetscape Perspective above and Proposed Street Section on page 41).

Page 23: Revise the first bullet as follows:

Enhance Olney Sandy Spring Road (MD 108) with [sidewalks] a shared-use path, landscape, street trees, and on-street parking and narrow travel lanes.

Page 23: Revise the caption as follows:

Conceptual Streetscape Perspective of the Village Core Looking West: The north side of the Village Core (right side of image) will have a [wide sidewalk] shared-use path to accommodate pedestrians and bicyclists and an area for seating and street trees in front of the revitalized properties. Additional crosswalks provide safe connections across MD 108.

Page 24: Delete the third bullet as follows:

- [Provide sidewalks on the east side of Brooke Road extending from the existing sidewalk at Meadowsweet Drive (outside the boundary area) south to MD 108.]

Page 25: Revise the bullets as follows:

- Provide a minimum of ¼ acre village green in Area 2B (and potentially in the adjacent portions of Area 2A) on the [north side of Olney Sandy Spring Road (MD 108) in the Village Core with] east side of Brooke Road at the time of redevelopment. The property owner will provide a combination of landscape, hardscape, and ample space for large shade trees with areas for seating. This space will serve as a focal point for the village center and offer a place for both social interaction and gathering. The space will also serve as a terminus for users of the Rural Legacy/Rachel Carson/Underground Railroad Trail.
- Provide [a wide retail sidewalk along the building frontage with] streetscape in front of new development at the intersection of Brooke and Olney Sandy Spring Roads that includes pedestrian-scaled lighting and street furnishings.
- [Provide] Include a small developer-provided green space south of MD 108 in Area 3 that will serve as a transition from the western rural entry to the Village Core. This green space will have shade trees and benches for gathering and passive recreation.

Page 25: Amend the Specific Property Recommendations sentence as follows:

1. Parcels [P318, P333, and P330] on the North Side of MD 108 (west of Brooke Road) from [C-2 (CRT 1.5: C 0.75, R 0.75, H 35'/SSA Overlay Zone)] CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) to CRN 0.75: C 0.25, R 0.75, H 45', with the exception of Parcel P333, recommended for rezoning to CRN 0.75: C 0.75, R 0.50, H 45'. (See adjacent SSA Overlay Zone sidebar for details on the existing overlay zone).

Page 26: Amend the Specific Property Recommendations sentence as follows:

2. Parcels on the North Side of MD 108 (east of Brooke Road)
 - a. Commercial parcels [along] on the north side of MD 108, including a portion of Parcel P282 from [C-2 (CRT 1.5: C 0.75, R 0.75, H 35'/SSA Overlay Zone),] CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) to CRN 0.75: C 0.75, R 0.50, H 45'.
 - b. Commercially zoned portion of [split zoned] Parcel P260 from [(with single-family detached unit facing Brooke Road from C-2 (CRT 1.5/SSA Overlay Zone)] CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) to CRN 0.75: C 0.75, R 0.50, H 45'.
 - c. Parcel [P282, Parcel] P281 and the residentially zoned portion of [Parcel] Parcels P260 and P282, from R-60 to CRN 0.50: C 0.25, R 0.50, H 40'.
 - d. Four single-family residential properties west of Skymeadow Way from R-60 to CRN 0.50: C 0.25, R 0.50, H 40'.

Page 28: Amend the Specific Property Recommendations sentence as follows:

3. Parcels on the South Side of MD 108]: Stabler 1848 LLC Parcels P383 and P426] from [C-2 (CRT 1.5, C 0.75, R 0.75, H 35'/SSA Overlay Zone), C-1 (CRT 1.0, C 0.75, R 0.5, H 35'/SSA Overlay Zone), and O-M (I EOF 1.0, H 35'/SSA Overlay Zone)] (formerly O-M) to CRN 0.75: C 0.25, R 0.75, H 45'.

Page 28: Amend the Specific Property Recommendations sentence as follows:

4. Historic District Properties and [Parcels P368 and P369] the [(Old Fire Station [and parking lot]) from [C-2 (CRT 1.5, C 0.75, R 0.75, H 35'/SSA Overlay Zone), C-1 (CRT 1.0, C 0.75, R 0.5, H 35'/SSA Overlay Zone), and O-M (EOF 1.0, H 35'/SSA Overlay Zone)] CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone, EOF 1.0, H 35'/SSA Overlay Zone, and NR 0.75: H 30'/SSA Overlay Zone (formerly C-1, C-2, and O-M) to CRN 0.75: C 0.75, R [0.25] 0.5, H 45'.

Page 29: Revise the fourth sentence in the first paragraph as follows:

[This Plan proposes] The existing zoning would allow a modest expansion [to] of up to an additional 20 homes in the Sandy Spring Meadow subdivision, and this Plan seeks to preserve the attractive rural residential edge [adjacent to the Village Core] along MD 108.

Pages 30-31: Amend areas 1 and 2 on Residential Properties Map and text to continue with a single numbering system and replace with areas 5 and 6 as follows:

- [1] 5. Residential properties[;] on the North Side of MD 108: Retain R-60 and R-200 [Zones], with the exception of Parcel P338, recommended for rezoning from R-200 to R-60.
- [2] 6. Residential properties [;] on the South Side of MD 108: Retain R-200 [Zone].

Page 33: Amend the Open Space recommendation bullet as follows:

- Support open space activities on the existing green in front of the Sandy Spring Museum in Area 8, which has been the location of regional/community functions such as the Strawberry Festival and farmer's market.

Pages 34-36: Amend areas 1, 2, 3, and 4 on Cultural Neighborhood Properties Map and text to continue with a single numbering system and replace with areas 7, 8, 9, and 10.

[1] 7. Commercial property [,] (west of Bentley Road) [: from C-2 (CRT 1.5/SSA Overlay Zone)] from CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) to CRN 0.50: C 0.50, R 0.50, H 40'.

[2] 8. The Sandy Spring Museum [Property,] (east of Bentley Road): Retain RC.

[3] 9. The Olive Branch Community Church [property]: Retain [RE-1] RE-2.

[4] 10. Christopher's Hardware and Nichols Office Building [property:]_from [C-2 (CRT 1.5/SSA Overlay Zone)] CRT 1.25: C 0.75, R 0.50, H 35'/SSA Overlay Zone (formerly C-2) to CRN 0.50, C 0.50, R 0.50, H 40'.

Page 38: Add a description of the Shades of Green Program in a new sidebar as follows:

The Planning Department's Shades of Green Program provides trees and planting for qualifying property owners in designated areas. An increased tree canopy provides environmental and community benefits by improving water quality, reducing air pollution, decreasing energy demands, improving habitat and nesting areas, and reducing heat island effect. The program is financed through the Forest Conservation Fund, made up of contributions paid during the development process as compensation for tree loss when tree-planting on site is impractical.

Page 38: Revise the first two sentences in the second paragraph under Transportation as follows:

The underlying [C-2, C-1 and O-M] EOF, NR, and CRT [Zones] zones (formerly the C-1, C-2 and O-M zones) allowed a floor area ratio (FAR) of [1.5] 1.0 to 1.25. With the Sandy Spring Overlay Zone, the 1998 Plan reduced the overall FAR in these zones to 0.75.

Page 39: Replace the last two sentences in the second paragraph under the Circulation section as follows:

[A new shared-use path will continue the connection from Sherwood High School through the planning area. This Plan will support a continued connection to Sherwood Elementary School to link the two schools to the proposed regional trail.] The 2005 Countywide Bikeways Functional Master Plan recommends a shared-use path connecting west to Olney, and east beyond Ashton to the Howard County Line. This continuous shared-use path will

provide a safe connection from Sherwood Elementary School to Sherwood High School and link to the proposed regional trail.

Page 40: Amend the third bullet as follows:

- [An eight-foot] A ten-foot-wide shared-use path on the north side (The shared-use path continues through the Residential and Cultural Neighborhoods, and the Countywide Bikeways Functional Master Plan recommends a shared-use path connecting west to Olney and East to the Howard County line).

Page 40: Amend the fourth bullet as follows:

- A minimum six-foot sidewalk on [both sides] the south side.

Page 41: Update the illustration to delete any reference to a sidewalk.

Page 43: Village Core Neighborhood, amend the second bullet as follows:

- Add minimum [eight-foot] ten-foot-wide shared-use path on the north side MD 108.

Page 43: Residential Neighborhood, amend the first bullet as follows:

- Provide a minimum [eight-foot] ten-foot-wide shared-use path on the north side to connect pedestrians and bicyclists to schools, religious institutions, and museum.

Page 43: Cultural Neighborhood, amend the first bullet as follows:

- Continue the [eight-foot] ten-foot-wide shared-use path on the north side of MD 108.

Page 48: Revise the third sentence in the second paragraph as follows:

This Plan supports the recommendation for a [eight-foot] ten-foot-wide shared-use path on the north side of MD 108 connecting the elementary school to the high school.

Page 53: Amend the third bullet as follows:

- [Propose a Zoning Text Amendment for Cultural Institutions] Support artisan manufacturing, production and sales and living history demonstrations, which are allowed as accessory uses for Cultural Institutions in the RC [Zone] zone.

Page 53: Amend the third Zoning section header as follows:

[Zoning Text Amendment for Cultural Institutions in the RC Zone] Cultural Institutions in the RC Zone

Pages 53-55: Delete references to the zoning text amendment and amend the Zoning Text Amendment for Cultural Institutions in the RC Zone section as follows:

A primary purpose of the RC [Zone] zone is to protect sensitive areas and agricultural uses. The Sandy Spring Museum, located in the RC [Zone] zone, preserves approximately half of its seven-acre site in forest conservation. In addition to the museum, the site contains a barn and brick house. The [property] museum is adjacent to low density [neighbors (RC, RNC, RE-1 and RE-2)] neighborhoods with properties that have large front setbacks [and], wooded areas, and are in the RC, RNC, RE-1, and RE-2 zones. The site [is defined as] defines the eastern edge of the rural entry into the Plan area.

The Sandy Spring Museum desires to use the buildings and grounds of their property for museum-related activities, including living history and artisan demonstrations, the sale of artist and artisan merchandise, and educational activities. These types of activities currently occur at other museums in the County, such as Glen Echo Park, Button Farm, and the Mooseum.

The Sandy Spring Museum is [identified as] considered a Cultural Institution in the Zoning Ordinance. [According to the Ordinance,] Cultural Institutions are uses where works of art or other objects are kept and displayed, or where books, periodicals, and other materials are offered for reading, viewing, listening, study, or reference, but not typically offered for sale. The Zoning Ordinance defines artisan manufacturing and production as: “the manufacture and production of commercial goods by a manual worker or crafts person, such as jewelry, metalwork, cabinetry, stained glass, textiles, ceramics or handmade food products. Artisan manufacturing and production do not include any activity that causes noise, odor or vibration to be detectable on a neighboring property.”

[The Sandy Spring Museum desires to allow artisan manufacturing and production and sale of goods that are not permitted under current zoning. The Zoning Ordinance defines artisan manufacturing and production as: “the manufacture and production of commercial goods by a manual worker or crafts person, such as jewelry, metalwork, cabinetry, stained glass, textiles, ceramics or handmade food products. Artisan manufacturing and production do not include any activity that causes noise, odor or vibration to be detectable on a neighboring property.”]

[The sale of merchandise, on site production of arts and crafts, and living history demonstrations occur in other zones in the County. Allowed in the County Inn Zone, blacksmiths can operate and sell merchandise. Ancillary buildings like barns and houses are often located in the Country Inn Zone. The museum site includes a brick house and a barn on their property. It is desired to hold the demonstrations in the barn located on the museum property. Equally desirable would be to sell the artists’ merchandise on the property.]

[The house can permit up to five unrelated people living on site, an artist studio with up to five unrelated people living in the house, bed and breakfast, rural antique shop, home occupation (low impact) and guest house. The museum would like to utilize its entire site. A

text amendment would clarify the sale of such demonstrations and artist manufactured items on a museum property located in the RC Zone.]

[The County boasts other museums such as Glen Echo Park, Button Farm and Mooseum that sell artists’ goods and other on-site crafts. Allowing artisan and other living history demonstrations at the Sandy Spring Museum as a limited use will provide insight into the agricultural past of the community.]

[This Plan recommends a zoning text amendment to permit Cultural Institutions and their ancillary buildings (barns and house) to allow artisan manufacturing and production in the RC Zone as a limited use.]

The Department of Permitting Services has confirmed in writing that living history demonstrations and the sale of artist-manufactured items on a museum property are allowed under the Zoning Ordinance in the RC zone. Additionally, educational uses are allowed as a conditional use in the RC zone. Living history demonstrations, artisan manufacturing, and education-related functions at the Sandy Spring Museum will provide insight into the agricultural past of the community.

Page 54: Add zoning map to show new zones adopted as part of the District Map Amendment done at the completion of the zoning ordinance rewrite.

Page 55: Revise the map to make numbering consistent with other numbers used in text and use different colors (rather than numbers) to show identical zoning recommendations in the Proposed Zoning Map.

Page 56: Delete the first paragraph as follows:

[This Plan recommends a zoning text amendment to permit Cultural Institutions and their ancillary buildings (barns and house) to allow artisan manufacturing and production in the RC Zone as a limited use.]

Page 56: Amend the third paragraph as follows:

In the Village Core, the CRN [Zone] zone will allow [additional uses and provide] more flexible development standards while protecting the character of the community. Specifically, the Plan recommends replacing the existing [C-2, C-1, O-M] EOF, NR, and CRT zones (formerly C-1, C-2, and O-M zones) and some areas zoned R-60 [Zones in the Village Core] with the CRN [Zone] zone with a FAR between 0.25 and 0.75. In addition, [C-2] CRT zoning along Bentley Road and to the east of Auburn Village Drive will be replaced with the CRN [Zone] zone.

Page 56: Amend the third and fifth bullets under the “Why the CRN Zone?” section as follows:

- Provide greater flexibility to respond to current market conditions.
- Provide more certainty about density and building height.

- [Provide] Promote a mix of neighborhood-serving commercial uses and a variety of housing opportunities not available in the NR or EOF zones.
- Support infill and adaptive reuse of buildings.
- Provide neighborhood use protections not provided in the CRT zone.
- Allow development at a scale of a village.

Page 60: Amend the first sentence under the heading Capital Improvements Program as follows:

The Capital Improvements Program (CIP) should implement the following recommendations[:]. Many of these improvements will require partnerships among property owners, the State and/or County government, utilities, and others.

General

The Council supports renumbering properties so that each area has a single number each time it is discussed or illustrated anywhere in the Plan.

The Planning Board Draft included a recommended zoning text amendment to allow artisan manufacturing, production, and sale of goods at Cultural Institutions such as the Sandy Spring Museum. The Department of Permitting Services (DPS) indicated that these activities are allowed as accessory uses for Cultural Institutions in the RC zone and therefore the recommendations related to the text amendment have been deleted from the Plan. The Council supports allowing these uses and the DPS interpretation of allowable accessory uses. Should DPS change its interpretation, the Council would support a future text amendment to support the Museum's desire to add these uses.

All illustrations and tables included in the Plan are to be revised to reflect District Council changes to the Planning Board Draft. The text and graphics are to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council



Sandy Spring Rural Village Plan

APPROVED AND ADOPTED

SANDY SPRING RURAL VILLAGE PLAN

Prepared by the Montgomery County Planning Department

March 2015

montgomeryplanning.org/sandyspring