




**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**MCPB**  
**9/08/08**  
**Item #**

August 22, 2008

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Jorge Valladares, P.E., Chief  
Environmental Planning Division 

FROM: Katherine Nelson for the Planning Department   
(301) 495-4622

SUBJECT: Proposed Amendments: Montgomery County Comprehensive Water Supply and  
Sewerage Systems Plan—July 2008

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**RECOMMENDATION**

**Approve as recommended by the County Executive for each case except:**

**219 Ednor Road, LLC (08A-CLO-02) – Deny W-3, S-1; Retain W-5, S-6**  
**McGrady (08A-DAM-01) - Deny S-1; Retain S-6**

**Approve designation of the Historic District of Clarksburg as a public health problem area**  
**(see attached staff memo)**

**Approve the use of a general water category map amendment for properties that will abut**  
**proposed water main extensions near Laytonsville**

**Transmit Planning Board Comments to the County Council for final action.**

**DISCUSSION**

This staff memorandum contains recommendations for category changes requiring County Council action. The Department of Environmental Protection staff has submitted the attached package of category change requests on behalf of the County Executive.

The staff report only highlights cases where staff recommendations differ from the Executive's recommendation, or where significant comments should be brought to the attention of the Board. Staff's comments on all cases have been incorporated into DEP's packet along with the comments of other agencies. The full packet for County Council action is attached for your consideration or further comment beyond the staff report. A summary of the proposed amendments and Executive recommendations may be found on page "i" of the attachment.

**219 Ednor Road, LLC (08A-CLO-02)**  
**Report pages 1-5, Graphics pages 6-10**

This proposal for a private institutional facility is located in the Norwood the Cloverly master plan area. The 1997 Cloverly master plan contains recommendations that support rural character environmental protection. On page 90 it states, "The RE-2 zoned area bordered by Norwood Road, Northwest Branch, Hampshire Greens, and New Hampshire Avenue is not recommended for sewer service. This recommendation is designed to maintain the rural character that results from low density residential development..."

The Master Plan goes on to state on page 91:

"Provide community sewerage service with the following limitations: Provide sewerage service throughout Cloverly except in the RC and RE-2 zones to maintain a low-density, rural character. The extension of sewer service to residential, institutional, and special exception uses in the RC and RE-2 area (except to relieve public health problems or to address other specific Comprehensive Water Supply and Sewerage Systems Plan policies) is not consistent with this Plan because of potential impacts on the low -density character of both areas." This includes a restriction on the provision of sewer service for this area. In developing the master plan language, a deliberate decision was made to establish this guideline that would help to address the proliferation of higher density institutional development that was being built in low-density residential communities.

Although the Board has made recommendations consistent with the master plan in this area, the Council has granted service to several private institutional facilities along New Hampshire Avenue. (see page 8)

**McGrady (08A-DAM-01)**  
**Report pages 11-15, Graphics pages 16-19**

This case is included as part of the package of category change requests, however the Planning Board considered this case on January 8, 2008. The following comments were transmitted to the County Executive:

"Deny service to this property. This property is located outside the accepted water and sewer envelope and within the Preservation of Agriculture and Rural Open Space Master Plan area. This master plan states the following with respect to water and sewer guidelines, "Deny public water and sewer to areas designated for the agricultural preservation that utilize the Rural Density Transfer Zone." Thus, this request is not consistent with nor in conformance with the Master Plan recommendations to preserve agriculturally zoned land."

## **CONCLUSION**

There are no other significant differences between agency recommendations in this package. The County Council has scheduled a public hearing for this package of requests for September 9, 2008 at 7:30 pm. The Board's recommendations will be transmitted to the Council at that hearing.

KN:ss

Attachment



August 15, 2008

**MEMORANDUM**

**TO:** Katherine Nelson, Planner Coordinator  
Environmental Planning, Countywide Planning Division

**VIA:** Sue Edwards, Team Leader, I-270 Team *Sue*  
Community-Based Planning Division

**FROM:** Nellie Shields Maskal, Community Planner *Nellie*  
Community-Based Planning Division

**SUBJECT:** Clarksburg Historic District Public Health Problem Area – Proposed  
Comprehensive Water Supply and Sewerage Plan Amendment; Clarksburg  
Master Plan Area and Hyattstown Special Study Area

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**Background**

A Montgomery County Department of Permitting Services sanitary survey reveals that a majority of the properties in the Clarksburg Historic District have existing or potential problems with the continued use of septic systems. As a result, the Montgomery County Department of Environmental Protection recommends amending to the Water and Sewer Plan to establish the Clarksburg Historic District as a public health problem area. The designation as a public health problem area will give property owners in the Historic District a priority for sewer service extensions, and assistance with sewer main extension costs to owner-occupied residential properties.

The Historic District encompasses approximately 40 acres and is adjacent to the 267-acre transit-oriented, multi-use Clarksburg Town Center development as shown in Figure 1. It has approximately eleven (11) single-family detached homes, a number of small businesses, and a dozen or so vacant properties with both the R-200 residential zone and the C-1 or C-2 commercial zone.

**Relationship to the Clarksburg Master Plan Area and Hyattstown Special Study Area**

The Clarksburg Historic District reflects the community's prominence as a center of transport, trade, and industry for northern Montgomery County. It is among the County's earliest and most intact historic towns. One of the County's last and most elaborate remaining examples of the two-room school-house is found in Clarksburg.

The 1994 Clarksburg Master Plan recognizes the need to provide incentives that will encourage the preservation and enhancement of the approximately 22 structures within the Clarksburg Historic District. One incentive that the Master Plan endorses is to provide a mix of uses in the Historic District to encourage the appropriate adaptive reuse of existing historic buildings within the Historic District. See Figure 2 - Master Plan for Historic Preservation, Clarksburg Historic District, Resource # 13/10.

The Master Plan zoning recommendations (R-200, C-1, and C-2 zones) for the Clarksburg Historic District are based on the current Zoning Ordinance, which does not include zoning strategies which allow a mix of uses in the Historic District. There may be a number of ways to address this issue. The Master Plan endorses studying a variety of implementation strategies (such as an overlay zone) which could make it possible to create a mix of uses in the Historic District.

As shown on page 202 of the Master Plan, the Clarksburg Historic District is proposed as future Service Area A1 for sewer and water service. While Area A1 includes both the Town Center and the Clarksburg Historic District, the Master Plan states that service should be limited to those properties that can logically be sewered by a pump station that would tie onto the existing sewer line. See Figure 3 - Recommended Sewer and Water staging for Clarksburg.

The Master Plan encourages infill development (renovation of existing buildings and new construction) within the Historic District in accord with the historic development patterns. It is staff's opinion that the designation of the Historic District as a public health problem area will enable the revitalization effort of the historic core of Clarksburg. Staff supports this Comprehensive Water Supply and Sewerage Plan Amendment and finds that it is consistent with the recommendations of the 1994 Clarksburg Master Plan.

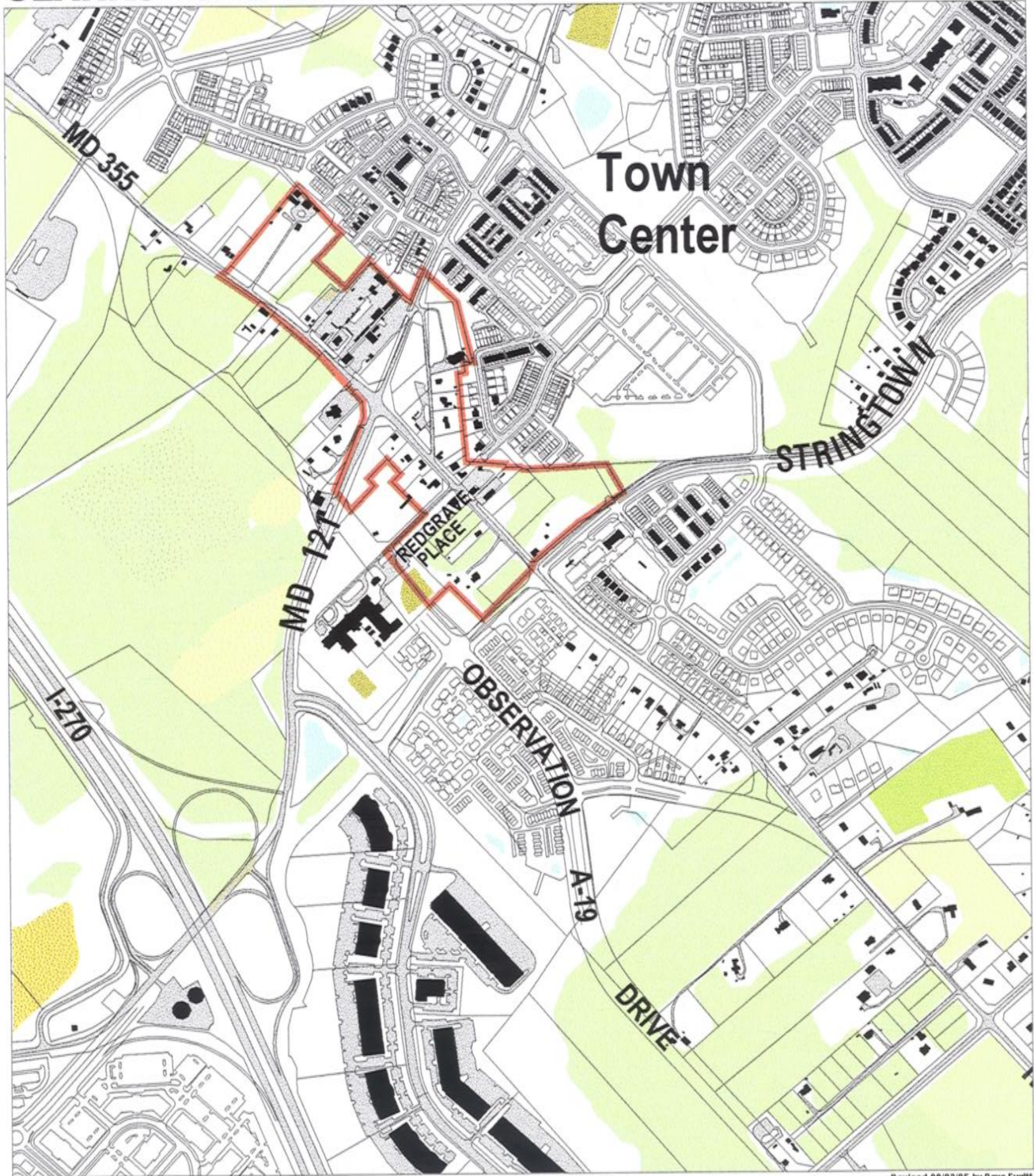
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#### Attachments

1. Clarksburg Historic District
2. Master Plan for Historic Preservation, Clarksburg Historic District
3. Recommended Water and Sewer Staging

# CLARKSBURG HISTORIC DISTRICT

Figure 1



Revised 08/03/05 by Dave Fugitt  
Community Based Planning

**NOTE: This map IS NOT FOR decision-making purposes.  
For informational use only.**

### LEGEND

- |  |                              |
|--|------------------------------|
| Road Pavement                                  | Open Land                    |
| Proposed Road Pavement                         | Pasture Land                 |
| Existing Building Footprints                   | Woodlands                    |
| Proposed Building Footprints                   | Athletic Fields/Courts       |
| Rivers, Streams, Lakes, Swimming Pools & Ponds | Landfills                    |
| Cropland                                       | Cemeteries/Tanks/Smokestacks |
| Nurseries/Orchards                             |                              |

Clarksburg Historic District Boundary

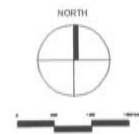
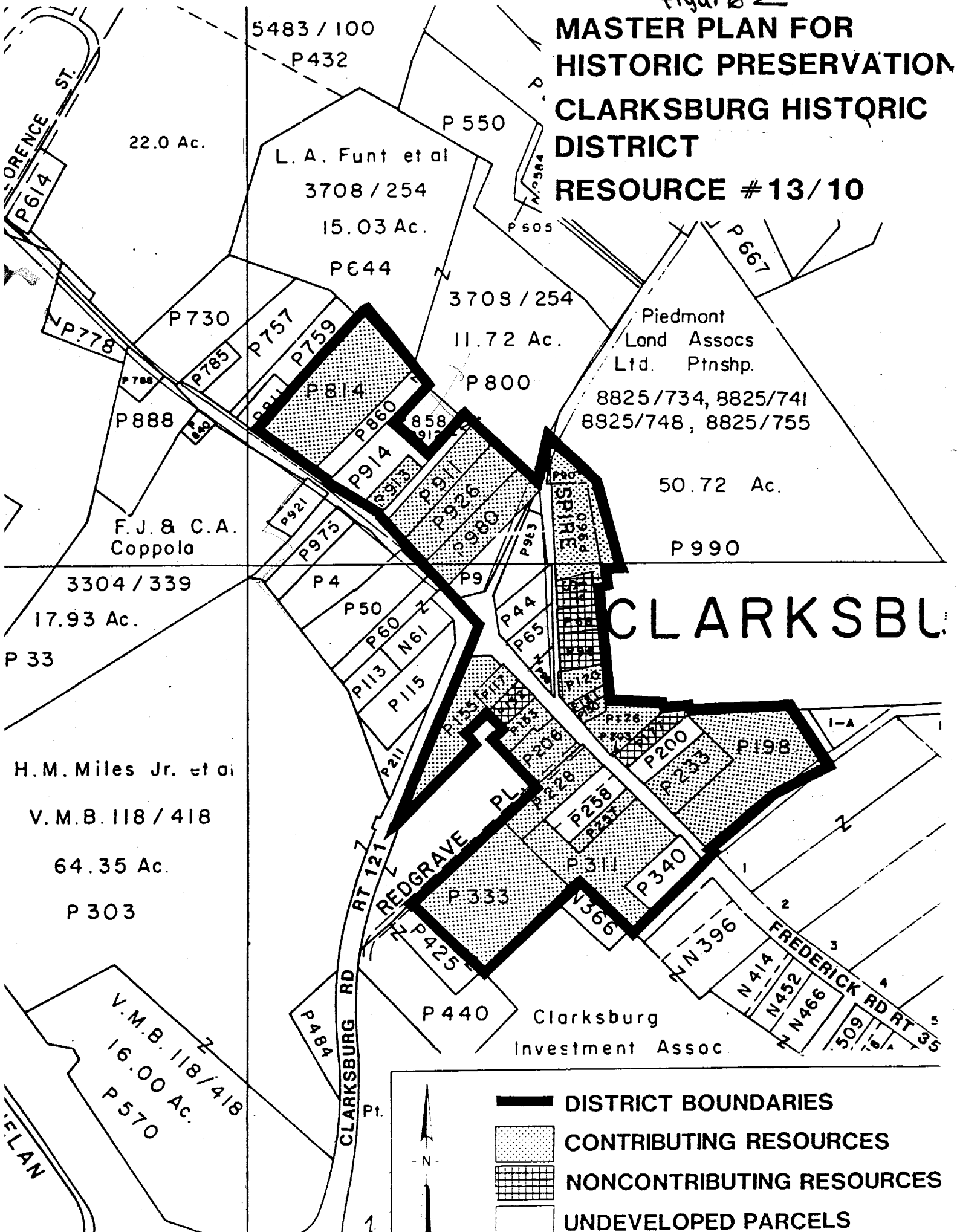


Figure 2

# MASTER PLAN FOR HISTORIC PRESERVATION CLARKSBURG HISTORIC DISTRICT RESOURCE #13/10







-  DISTRICT BOUNDARIES
-  CONTRIBUTING RESOURCES
-  NONCONTRIBUTING RESOURCES
-  UNDEVELOPED PARCELS

Figure 3

# Recommended Sewer & Water Staging for Clarksburg

