

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

MCPB
Item #
1/8/09



MEMORANDUM

DATE: December 26, 2008

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division

FROM: Neil Braunstein, Planner Coordinator (301-495-4532)
Development Review Division *NB*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: One lot for construction of a 58,488 square foot self-storage facility

PROJECT NAME: EZ Storage – Sandy Spring

CASE #: 120080410

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: C-2; Sandy Spring/Ashton Rural Village Overlay

LOCATION: Located on the south side of Olney Sandy Spring Road (MD 108), 30 feet west of Bentley Road

MASTER PLAN: Sandy Spring/Ashton

APPLICANT: Siena Development Corporation

ENGINEER: Vika

ATTORNEY: Linowes & Blocher

FILING DATE: June 18, 2008

HEARING DATE: January 8, 2009

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to one lot for 58,488 square feet of self-storage use, not including an additional 58,488 square feet on two cellar levels. The self-storage use may include an accessory dwelling for an on-site manager or caretaker and accessory retail sales of items related to the primary use.
- 2) The applicant must comply with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) All trees planted as part of the landscape plan must be a minimum of two and one-half inch caliper trees, and must be species native to this region, to receive credit towards the afforestation requirement. The final decision on which trees receive credit towards the afforestation requirement will be determined during the review of the final forest conservation plan. Any afforestation requirement which remains after all allowable credit for landscape trees has been exhausted will be satisfied off-site.
- 4) The applicant must dedicate and the record plat must show dedication of 40 feet of right-of-way, as measured from the centerline, along the property frontage for Olney Sandy Spring Road (MD 108).
- 5) The applicant must construct all road and sidewalk improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 6) The applicant must comply with the conditions of the MCDPS stormwater management approval dated May 21, 2008.
- 7) The applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated December 10, 2008, unless otherwise amended.
- 8) The applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s) and Maryland State Highway Administration (MDSHA) prior to issuance of access permits.
- 9) No clearing, grading or recording of plats prior to certified site plan approval.
- 10) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 11) The record plat must show necessary easements.
- 12) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

SITE DESCRIPTION

The subject property, shown below and in Attachment A, consists of two unplatted parcels with a combined area of approximately 1.8 acres. It is located on the south side of Olney Sandy Spring Road (MD 108), 30 feet west of Bentley Road. The zoning on the property is C-2 and Sandy Spring/Ashton Rural Village Overlay zone. The property is currently developed with an equipment rental business consisting of two single-story buildings and associated parking. Properties to the north of the subject site, across Olney Sandy Spring Road, are developed with one-family detached residences in the R-200 and RE-1 zones. A gas station in the C-2 zone and

the Sandy Spring Museum are also located on the north side of the road. Properties to the south of the subject site are developed with one-family detached residences in the RNC zone. The property to the east of the subject site is developed with one-family detached residences in the RE-2 zone, beyond which is Sherwood High School. Properties to the west of the subject site are developed with one-family detached residences in the R-90 and R-200 zones.

The site is located within the Northwest Branch Watershed. There are no stream buffers, wetlands, floodplains, forests, or other sensitive environmental features on the site. Virtually the entire property is developed or disturbed by the two buildings, paved parking area, and dirt and gravel areas that have been used for parking and equipment storage, as well as by an area that has been graded in the southwest corner of the site for construction of the adjacent Auburn Village Drive.



PROJECT DESCRIPTION

The applicant proposes to create one 73,181-square-foot (1.7-acre) lot from the two existing unplatted parcels. After approval of a site plan, the applicant proposes to construct a 58,488-square-foot (not including cellar floors) self-storage facility with an associated parking lot. The self storage facility will be housed in one building, with two floors above ground and two cellar levels. The total floor area of the building is 116,976 square feet, but only the two above-ground levels are counted as floor-area when determining the allowed floor area ratio.

The proposed building will include an accessory dwelling for an on-site manager or caretaker as well as a retail store for packing supplies and items related to the self-storage use. Access to the site will be provided via a driveway on Olney Sandy Spring Road (MD 108). The proposed development will be served by public water and sewer systems.

(Attachment B – proposed plan)

ANALYSIS AND FINDINGS

Master Plan Compliance

The Sandy Spring/Ashton Master Plan articulates a single primary vision for the Sandy Spring-Ashton area: preservation of the area’s historic rural character. It identifies five elements of rural character that contribute to the vision: rural open space, rural traditions, rural neighborhoods, rural roads and rural villages. It treats the property proposed for development under two of those elements – rural neighborhoods and rural villages.

Rural Neighborhoods

The Master Plan includes the Lansdale properties, which include the parcels proposed for development, as part of the Rural Legacy Area, which focuses primarily on properties south of Olney Sandy Spring Road (MD 108). The objective in this area is the creation of “a rural open space pattern which preserves rural character and provides an attractive setting for new neighborhoods and existing institutions.”

The Lansdale properties are in the Northern Rural Neighborhood, a proposed new neighborhood to be located around Sherwood High School. At the time of the Master Plan, the Lansdale properties consisted of six contiguous parcels along Olney Sandy Spring Road (MD 108). The Master Plan noted that these properties could help underscore the separation between the centers of Sandy Spring and Ashton. Finally, it acknowledged the need to continue existing non-residential uses on the subject property. The Master Plan recommendations maintained non-residential zoning on this property (C-2), proposed the Country Inn Zone for another of the properties, and strengthened the edge of the Sandy Spring Village by slightly increasing the residential density on the remaining properties, which allowed those properties to develop while providing access to Olney Sandy Spring Road (MD 108) for the rest of the new neighborhood.

Rural Villages

The Master Plan maintained non-residential zoning on the subject property, and reclassified it from a light industrial to the general commercial zone (C-2). It included all the Lansdale properties in an area proposed for a new rural village overlay zone. The then-proposed new zone was designed to “encourage coordinated design, simplify requirements and protect the viability of existing businesses.”

The Sandy Spring/Ashton Rural Village Overlay Zone has been placed in the Master Plan area. Its purpose is the preservation of the rural village character of the village centers and encouragement of compatible relationships between new development in the overlay and existing neighboring structures. The new zone excludes certain commercial uses considered inappropriate for rural villages. The list of prohibited uses does not include self-storage facilities, which is a permitted use in the underlying C-2 zone and therefore is allowed in the overlay zone.

The Master Plan included design guidelines for the new zone that, “with design review, will help ensure that new development maintains the small scale envisioned for the village centers....” Those guidelines encouraged: traditional village design, active building fronts, a mix of stores that would serve local residents and homes, and use of the existing Sandy Spring Historic District as a design resource. The guidelines included detailed design directives for parking areas and lighting.

The Plan and the EZ Storage proposal

The Master Plan’s intentions and recommendations for the Lansdale properties, including the subject property, are somewhat contradictory. The Master Plan zoned the property C-2 (General Commercial) “to limit uses to those consistent with the village center concept”, but placed it in the Rural Village Overlay zone which stresses the rural character of the area. The Plan also places the properties outside the village center and notes their ability to maintain the separation between the centers of Sandy Spring and Ashton. The village center concept for Sandy Spring, meanwhile, does not mention the Lansdale properties, instead concentrating on the creation of a village green near Brooke Road, west of the Lansdale properties.

Since the Zoning Ordinance and the Master Plan do not consider the proposed use to be inappropriate, Master Plan analysis of the preliminary plan focuses instead on its adherence to the development guidelines recommended for the overlay zone. Some of those guidelines address the appearance of proposed buildings. The applicant has designed the storage facility with a brick façade, peaked roofs, columns and window treatments, all of which contribute to the look of an “active front” along Olney Sandy Spring Road (MD 108). Parking for the proposed facility is away from Olney Sandy Spring Road (MD 108), the front of the building, and adjacent residences, which also helps to provide an active front and compatibility with surrounding land uses. Although preliminary plan review does not address the appearance of proposed buildings, the required site plan review for this project will ensure that the proposed structure adheres to these guidelines.

While some local residents may store items at this location, the facility will draw users from a much broader area. By their nature, self-storage facilities rely on visits from renters who use vehicles to deliver or retrieve items. In addition, since the property is separated from the core of the Sandy Spring Village Center, and it is likely that a significant number of local residents would drive to any retail use at this location.

Despite the inherently vehicle-oriented use, the proposed preliminary plan is consistent with Master Plan guidelines encouraging creation of “stores and other uses that provide services

to local residents and are at a compatible scale.” The proposed self-storage facility includes a retail store that will sell packing supplies. Although the retail store is not the principal use of the site, its inclusion on the site will create a use that provides a service to local residents in addition to the self-storage use. The proposed building design, which will be further refined as a part of site plan review, is also at a compatible scale. Half of the square footage underground so that the building itself is only two stories high.

Conclusion

Staff believes that the applicant’s proposal is in substantial compliance with the Master Plan. The property is recommended for commercial use and inclusion in the Rural Village Overlay zone. The proposed use is permitted in the overlay zone. Although the property, as noted above, is outside the Sandy Spring Village Center, it fulfills Master Plan guidelines for services that may be used by local residents and compatible scale. Other guidelines in the Master Plan focus on design aspects of any proposal, but these will be reviewed in detail as part of the site plan review required for projects in the overlay zone.

Public Facilities

Roads and Transportation Facilities

The proposed subdivision does not generate 30 or more vehicle trips during the morning or evening peak hours. Therefore, the application is not subject to Local Area Transportation Review. In addition, the proposed subdivision does not generate more than three new vehicle trips in the morning or evening peak hours. Therefore, the application is also not subject to Policy Area Mobility Review.

Access to the proposed lot will be provided via a driveway from Olney Sandy Spring Road (MD 108). An existing sidewalk provides pedestrian access. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed and existing improvements.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property will be served by public water and public sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses, and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the property. Electrical, gas, and telecommunications services are also available to serve the Property.

Environment

The site does not contain any streams, wetlands, floodplains, or other environmentally sensitive features, and there are no environmental buffers on the site. Environmental guidelines for protection of environmentally sensitive areas, therefore, are not applicable to this subdivision.

There is no forest on the property. Approximately 0.27 acres of afforestation is required for the site, which will be met through landscape credit for trees planted on-site. Any afforestation requirement that remains after all allowable credit for landscape trees has been exhausted will be satisfied off-site. There are nine trees that are 24" DBH or greater in size on the property. Of these trees, three are in good condition, two are in fair condition and four are in poor condition. All of these trees are proposed to be removed. In addition, there are 18 additional large and specimen trees located off-site, adjacent to the property. Appropriate tree protection measures will be determined during the review of the final forest conservation plan.

The MCDPS Stormwater Management Section approved the stormwater management concept on May 21, 2008. The stormwater management concept includes on-site channel protection measures through the use of an existing adjacent stormwater detention pond and on-site quality control and recharge via an associated off-site sand filter.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the C-2 and Sandy Spring/Ashton Rural Overlay zones as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence and Issues

The applicant conducted a pre-submission community meeting on May 6, 2008. At the meeting, the developer discussed the proposed use and building, and their consistency with the Sandy Spring/Ashton Master Plan. Citizens in attendance raised concerns regarding the compatibility of the use with the surrounding neighborhood, the consistency of the proposal with the Sandy Spring/Ashton Master Plan, and the appearance of the proposed building and site. In addition, written notice was given by the applicant and staff of the plan submittal and the public hearing date. As of the date of this report, four letters have been received. The letters raise concerns regarding the consistency of the project with the Master Plan and compatibility with the surrounding area. Those concerns are addressed earlier in this staff report.

CONCLUSION

The proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and complies with the recommendations of the Sandy Spring/Ashton Master Plan. Access and public facilities will be adequate to serve the proposed lot, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Vicinity Development Map

Attachment B – Proposed Development Plan

Attachment C – Agency Correspondence Referenced in Conditions

Attachment D – Citizen Correspondence

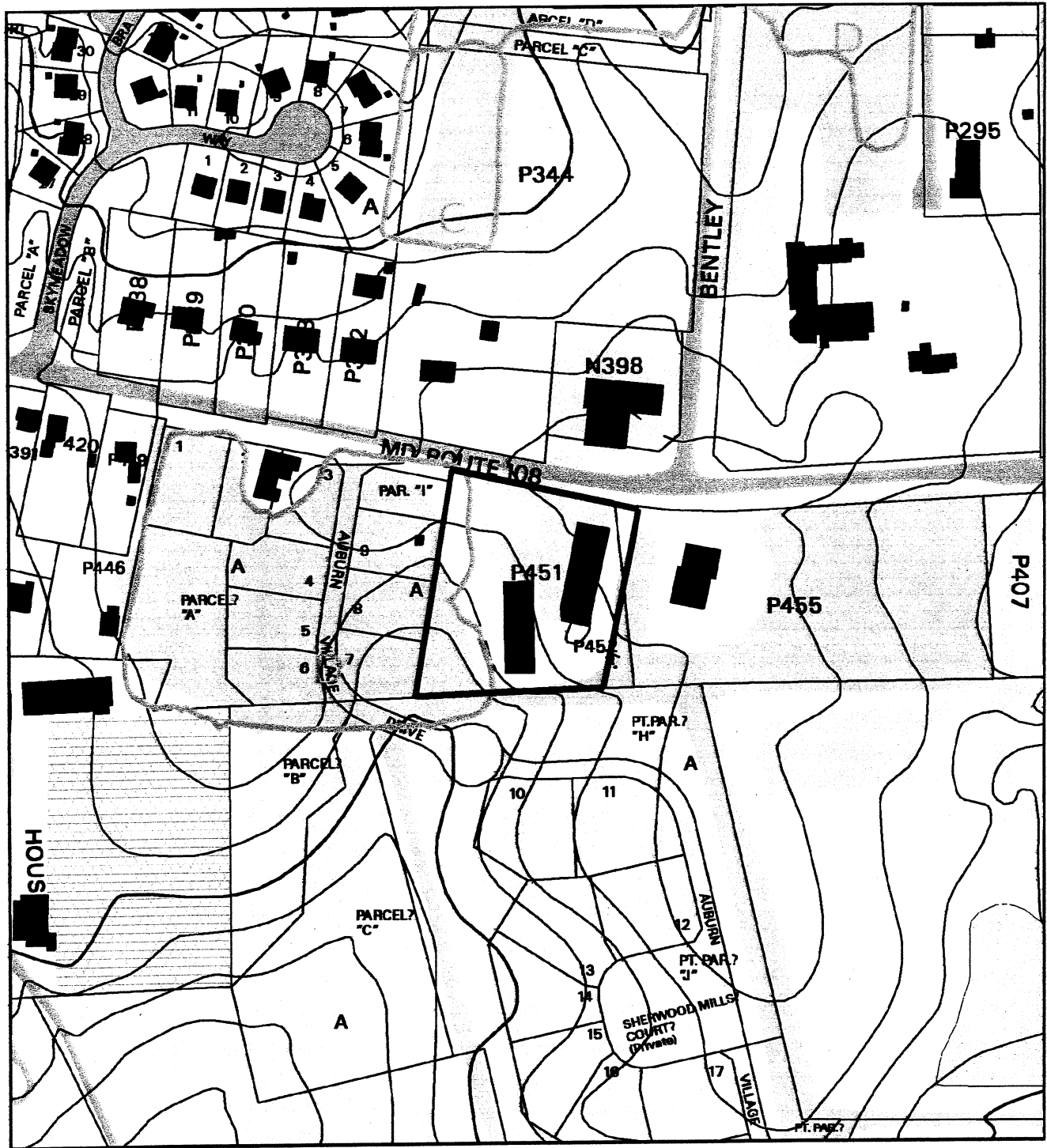
Table 1: Preliminary Plan Data Table and Checklist

Plan Name: EZ Storage – Sandy Spring				
Plan Number: 120080410				
Zoning: C-2; Sandy Spring/Ashton Rural Overlay				
# of Lots: 1				
# of Outlots: N/a				
Dev. Type: Commercial				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	Not specified	73,181 sq. ft. minimum	NB	12/26/08
Lot Width	Not specified	264 ft. minimum	NB	12/26/08
Lot Frontage	Not specified	264 ft. minimum	NB	12/26/08
Setbacks				
Front	10 ft. Min.	Must meet minimum ¹	NB	12/26/08
Side	17/25 ft. Min.	Must meet minimum ¹	NB	12/26/08
Rear	20 ft. Min.	Must meet minimum ¹	NB	12/26/08
Height	24 ft. Max.	May not exceed maximum ¹	NB	12/26/08
Max Comm'l s.f. per Zoning	58,488	58,488	NB	12/26/08
Green Area	10% of lot area	38% of lot area	NB	12/26/08
MPDUs	N/a		NB	12/26/08
TDRs	N/a		NB	12/26/08
Site Plan Req'd?	Yes		NB	12/26/08
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	NB	12/26/08
Road dedication and frontage improvements		Yes	Agency letter	12/10/08
Environmental Guidelines		N/a	Staff memo	12/15/08
Forest Conservation		Yes	Staff memo	12/15/08
Master Plan Compliance		Yes	Staff memo	
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	5/21/08
Water and Sewer (WSSC)		Yes	Agency comments	8/4/08
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	8/4/08
Well and Septic		N/a	Agency comments	8/4/08
Local Area Traffic Review		N/a	Staff memo	8/4/08
Policy Area Mobility Review		N/a	Staff memo	8/4/08
Transportation Management Agreement		No	Staff memo	8/4/08
School Cluster in Moratorium?		No	NB	12/26/08
School Facilities Payment		No	NB	12/26/08
Fire and Rescue		Yes	Agency letter	12/17/08

¹ As determined by MCDPS at the time of building permit.

EZ STORAGE-SANDY SPRING (120080410)

Attachment A



JOB #
61417



Attachment C

RECEIVED

MAY 27 08
4:04P

DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

May 21, 2008

Carla Reid Joyner
Director

Mr. Jeff Amateau
VIKA, Inc.
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for EZ Storage / Lansdale
Preliminary Plan #: Pending
SM File #: 233595
Tract Size/Zone: 1.79 acres / C-2
Total Concept Area: 1.79 acres
Lots/Block: N/A
Parcel(s): P451
Watershed: Northwest Branch

Dear Mr. Amateau:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via the existing stormwater detention pond on the adjacent Auburn Village At Sandy Spring development and on-site water quality control and onsite recharge via the associated Montgomery County Sand Filter in that development.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. Add a hydrodynamic water quality structure to the proposed storm drain for pretreatment to the sand filter.
5. Proof of a Joint Use Agreement must be submitted prior to approval of the detailed Sediment Control/Stormwater Management Plans. If a Joint Use Agreement can not be obtained, the stormwater concept must be revised and full control must be provided onsite. Please note that Montgomery County Department of Permitting Services (MCDPS) does not have a standard Joint Use Agreement.
6. The detailed Sediment Control / Stormwater Management Plans may not be approved until the As-Built Plans for the offsite pond and sand filter have been approved by MCDPS.
7. The proposed gross trash catching device is not a required water quality element and does not require inclusion within a Stormwater easement.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not** required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm mce

cc: C. Conlon
S. Federline
SM File # 233595

QN -ON; Acres: 1.8
QL - ON; Acres: 1.8
Recharge is provided



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

December 10, 2008

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20080410
EZ Storage, Sandy Spring

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed on 10/24/08. This plan was reviewed by the Development Review Committee at its meeting on August 4, 2008. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication for Olney Sandy Spring Road (MD 108) in accordance with the Master Plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. The parking layout plan will be reviewed by the Department of Permitting Services at the site plan or building permit stage, whichever comes first. To facilitate their review, that plan should delineate and dimension the proposed on-site travel lanes, parking spaces, curb radii, handicap parking spaces and access facilities, and sidewalks. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss the parking lot design.
4. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy. As per those requirements, the preliminary needs be revised to show two (2) loading spaces.
5. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
6. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.

Division of Traffic Engineering and Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
Customer Service 240-777-6000 • Main Office 240-777-2190 • 240-777-6013 TTY • 240-777-2080 FAX
trafficops@montgomerycountymd.gov

Ms. Catherine Conlon
Preliminary Plan No. 1-20080410
Date December 10, 2008
Page 2

- 7. The applicant needs to submit a truck circulation plan for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and for a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules. Also coordinate with Robin Ennis at 240-777-6400 Division of Solid Waste about their requirements for recycle/trash truck access and movement.
- 8. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.
- 9. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
- 10. Access and improvements along Olney Sandy Spring Road (MD 108) as required by the Maryland State Highway Administration.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Sam Farhadi at sam.farhadi@montgomerycountymd.gov or (240) 777-2197.

Sincerely,

Gregory M. Leck, P.E. Manager
Development Review Team
Traffic Engineering and Operations Division

m:/subdivision/farhas01/preliminary plans/1-20080410. EZ Storage.doc

Enclosures ()

- cc: Jack Helman, Sicna Corporation
- J. Paige Lansdale
- Bill Landfair, VIKA
- Bob Dalrymple, Linowes & Blocher
- Joseph Y. Cheung; DPS RWPPR
- Henry Emery; DPS RWPPR
- Sarah Navid; DPS RWPPR
- Shahriar Etemadi; M-NCPPC TP
- Corren Giles, MSHA
- Sam Farhadi, DOT DTEO
- Preliminary Plan Folder
- Preliminary Plans Note Book



Sandy Spring Civic Association

P.O. Box 205* Sandy Spring, Maryland 20860
sandyspringcivicassociation@yahoo.com

November 25, 2008

By Electronic Mail

Mr. Royce Hanson, Chair
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: EZ Storage/Sandy Spring (Preliminary Plan No. 120080410)

Dear Mr. Hanson:

I am writing on behalf of the Sandy Spring Civic Association (SSCA) to express the membership's strong opposition to the proposed EZ Storage facility to be situated on the former W.H. Rental Center property on Route 108. In a community where divergence of views is celebrated as the norm, this proposal provides an exception where we are united, having voted unanimously to oppose the EZ Storage plan.

The 1998 Sandy Spring/Ashton Master Plan gives scant attention to the parcel in question, recommending only that it remain available for commercial use and that it be rezoned from I-1 to C-2 "to limit uses to those consistent with the village center concept." While neither the C-2 zoning nor the Sandy Spring/Ashton Rural Village Overlay Zone specifically prohibit self-storage facilities, we believe that such a use is inconsistent with the village center concept as described in the Master Plan and would actually serve to frustrate many of the other goals of the Master Plan:

- Preservation of rural character (p.1)
- Retention of small scale business, service and employment opportunities (p.6)
- Provision of better pedestrian, bicycle and vehicular access (p. 6)
- Provision of ample opportunities for social interaction and promotion of a strong sense of community (p.8)
- Redevelopment and revitalization of the village centers (p.31)

Sandy Spring is at a crossroads in its development today. The village center now boasts a new restaurant and a specialty foods market, together with a French bakery, a florist, a general store, a post office, a bank, a barber shop, a beauty salon, a pediatric medical clinic and several other small businesses. These are businesses patronized by the community, employing members of the community, and providing mutual synergies in furtherance of the community's desire to restore "main street" Sandy Spring. As sidewalks are installed, we grow closer to the vision of a walkable community. An EZ Storage facility, on the other hand, does not serve the community, does not employ the community, and brings nothing into Sandy Spring to add to the synergies of existing businesses.

Mr. Royce Hanson
November 25, 2008
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The Master Plan calls for a more detailed design study for the future of the Sandy Spring village center. Allowing EZ Storage into our historic community not only sets an irreversible tone for such a study prior to its inception, it diminishes the attractiveness of the village to those businesses we hope to attract and devalues the properties held by those who seek to uphold the vision of the Master Plan.

Without high density housing nearby, demand for personal self-storage within Sandy Spring and Ashton is virtually nonexistent; accordingly, we would expect a disproportionate amount of trade customers, with trucks entering and exiting in early morning and evening hours when traffic is already overburdened on Route 108 and students are on their way to Sherwood High School next door. Conversely, nearly every other business permitted in C-2 would operate during business hours that would have a lesser impact on traffic congestion and would create fewer safety considerations at the high school.

The membership of the SSCA is not generally opposed to the development of the parcel in question, but we believe at a minimum that new commercial development needs to serve the community, be compatible with existing businesses and, perhaps most importantly, create no impediment to the realization of the goals of the Master Plan. Please don't hesitate to contact me at (301) 570-5070 or via email at thenemartin@yahoo.com should you wish to discuss the matter further.

Very truly yours,

Thene Martin Mernick
President

cc: Josh Sloan, Development Review
Fred Boyd, M-NCPPC Staff

GOCA

Greater Olney Civic Association

P.O. Box 212 • Olney, Maryland • 20830
www.goca.org

Mr. Doody
President
Sandy Spring

Mr. Faborisky
Executive Director
Maryland National Capital Parks and Planning Board

Mr. Cohen
Executive Director
Sandy Spring

Mr. Stancik
Executive Director
Sandy Spring

Mr. Dondreo
Executive Director
Sandy Spring

Mr. ...
Executive Director
Sandy Spring

Mr. ...
Executive Director
Sandy Spring

Chairman
Maryland National Capital Parks and Planning Board
8787 Georgia Ave.
Silver Spring MD, 20910
Attn: Royce Hansen

November 30, 2008

Sent by email to: mcp-chairman@mncppc-mc.org
Re: EZ Storage/Sandy Spring (Preliminary Plan # 120080410)

Dear Mr. Hansen,

In my capacity as President of GOCA, I am writing to you about the proposed EZ-Storage facility that is planned for a prominent space along Route 108 in the village of Sandy Spring. The Sandy Spring Civic Association came to GOCA and indicated that they felt this was an improper use of the village concept plan as it was envisioned in their Master Plan's latest revision. They gave a presentation to GOCA that included their concerns about the character of their community if this storage business were to be allowed to build there.

The proposed storage facility is said by its' developer to serve as a buffer to connect the two zones of Ashton and Sherwood High School with the small village center of Sandy Spring which has historical value. It is unclear why one feels that a buffer is necessary when something that connects and unites might be more appropriate. The small population of Sandy Spring is not sufficient to support this facility and the developers have been quoted as saying they expect most of their business to come from nearby Olney. This would increase traffic outside usual business hours as well as during rush hours since storage facilities typically have extended hours of operation. All of this would occur along the two limited lanes of State Route 108 and increase the entries and exits at a traffic point that is not a usual stopping area. It is said to fill a need for storage and also meet zoning requirements as to permitted uses. GOCA does not think this is a correct use of this parcel – one of the few that is available – to currently provide meaningful construction that could utilize the village streetscape that has long been planned for this area.

Sandy Spring is a village in transition, it has some new and viable, mostly owner operated businesses in the tiny commercial areas and it is looking to provide some additional employment in a walkable community for those who live nearby. In recent months, a new food market and a new supper club opened, which serve to enhance this commercial center. The community has struggled for

years to add sidewalks and a demand light to facilitate traffic and pedestrian safety. The historic Sandy Spring Bank site is being reviewed for a possible small school and additional development in keeping with this limited scope. A large storage facility should be in an industrial area or alongside major high density housing, not in an area given to small developments and discreet neighborhoods of older homes. The rural character of the upper portions of Montgomery County remain under threat of encroaching commercialization in several areas; GOCA strongly believes that we should support our neighbors by advocating for more appropriate development in Sandy Spring in keeping with the village that currently exists and by aiding those who have been working diligently to address the concerns as delineated in their 1998 Master Plan.

To this end, at our recent monthly meeting, GOCA passed a resolution which generally states: "that GOCA strongly supports the Sandy Spring Civic Association in their quest to deny the construction of the EZ Storage facility along Route 108 on the site on the former WH Rental facility and further agrees that this is not in keeping with the expected scope of limited development suggested for this rural village in the 1998 Master Plan and asks that this proposal be denied outright and not be subjected to further consideration."

We suggest that there can be better options that more adequately address the needs of the community and pull it in toward suggested smaller growth projects rather than erect those that are off-putting and push the community away.

We would appreciate your consideration of this resolution.

Sincerely,

Sharon Dooley

Sharon Dooley
President GOCA

CC: Thene Martin Mernick SSSA
Kathleen Donodeo Secretary GOCA

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OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

17310 Quaker Lane Apt. C 18
Sandy Spring MD 20860
Dec. 14, 2008

Mr. Royce Hanson, Chair
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring MD 20910

Dear Mr. Hanson,

It's my understanding that you are considering approval for an EZ storage facility to be built on Route 108. I am writing in opposition.

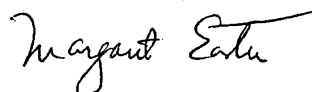
In the past year I have moved to Friends House, a retirement community in Sandy Spring. I have been delighted to be in this historic semi-rural community and have already become a member of the attractive Sandy Spring Museum on Route 108. The museum is near a number of appealing new residential homes just off Route 108 and together with the post office, bakery and florist shop, and two small grocery stores, creates a pleasant community with a comfortable neighborhood feeling to it.

As I see it, a commercial storage facility would introduce an entirely different character to the area. I am concerned that it could also increase traffic on this very busy two lane highway which is already taxed due to Springbrook High School and in addition carries a heavy load of commuter traffic between Olney and Ashton at rush hour.

I hope you can find a way to maintain the village center concept in Sandy Spring, as required by the Master Plan, and deny approval to any application for a storage facility which may be pending.

Thank you for your consideration.

Sincerely,



Margaret Easter

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DEC 18 2008

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dec. 16th

Dear Royce - (chair)

I am writing
this note to express
my appreciation of
your listening to my
opposition of any
approval of construction
of EZ Storage facility
in our village! It would

be making our 108 road
more crowded, & not add many
jobs. Thank you -

Cordially,
Barbara Scott - Friends Hse
S.S. - Md