






Veirs Mill Corridor Master Plan: Work Session #8

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Completed: 12/6/18

SUMMARY

Over the past seven months, the Planning Board has held seven work sessions on the Veirs Mill Corridor Master Plan Public Hearing Draft, as noted below. Staff reports were prepared for each work session to provide additional background on the issues, particularly the transportation elements. Each work session included an overview presentation by staff to frame the issues and topics to be covered. Staff from the Montgomery County Department of Transportation (MCDOT) was present and participated in work sessions related to the Plan’s transportation recommendations, which we appreciate.

During the work sessions, staff presented specific text revisions to sections of the Public Hearing Draft (on PowerPoint slides) for the Planning Board’s review and consideration in response to comments from MCDOT, property owner’s input, and the Board’s guidance. Over the course of seven work sessions, there was a thorough discussion of all the issues that were raised through public testimony, as well as the concerns and interests of individual Board members.

For the eighth and final work session on December 13, staff has prepared the Planning Board Draft of the Veirs Mill Corridor Master Plan, which is attached. Staff would like to highlight several revisions that are somewhat technical in nature, which we discovered in preparing the Planning Board Draft and did not have an opportunity to raise during a previous work session. If there is redevelopment of certain properties, the Plan provides guidance regarding open spaces. For the Halpine View and Rock Creek Woods properties, the Planning Board supported zoning that is different from the Public Hearing Draft. As a result, the site-specific guidance in the Plan for open spaces needed to be revised to reflect the Board’s zoning changes. Staff checked all of the properties where open space guidance is given and realized we also needed to make a slight adjustment to the Stonemill Square property as well. We have made these corrections to the Planning Board Draft.

On December 13, staff will request that the Planning Board approve the Veirs Mill Corridor Master Plan Planning Board Draft for transmittal to the County Council and the County Executive.

SCHEDULE

The Planning Board’s public hearing on the Veirs Mill Corridor Master Plan was held on April 26, 2018 and the Board held four work sessions focused on the land use and zoning recommendations in the Public Hearing Draft on May 17, June 7, July 12 and November 15. Work sessions held on September 20, October 4 and November 29 focused on the transportation recommendations.

Key milestones in the Veirs Mill Corridor Master Plan process include the following:

April 26, 2018	Planning Board Public Hearing
May 17, 2018	Planning Board Work Session #1 – Land Use and Zoning
June 7, 2018	Planning Board Work Session #2 – Land Use and Zoning
July 12, 2018	Planning Board Work Session #3 – Land Use and Zoning
September 20, 2018	Planning Board Work Session #4 - Transportation
October 4, 2018	Planning Board Work Session #5 - Transportation
November 15, 2018	Planning Board Work Session #6 – Land Use and Zoning
November 29, 2018	Planning Board Work Session #7 - Transportation
December 13, 2018	Planning Board Work Session #8 – Planning Board Draft
Winter 2019	County Council Public Hearing
Winter / Spring 2019	Council’s Planning, Housing, and Economic Development (PHED) Committee Work Sessions; County Council Work Sessions
Spring 2019	Commission Adoption and Sectional Map Amendment

Attachments:

1. Veirs Mill Corridor Master Plan Planning Board Draft
2. Letter to the Maryland Department of Transportation State Highway Administration