



**MR2021001, Parcel 874 Hawkins Creamy Road (Disposition)**

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**Staff Report Date: 09/25/20**

**Description**

**Parcel P874 Hawkins Creamy Road (Disposition)**

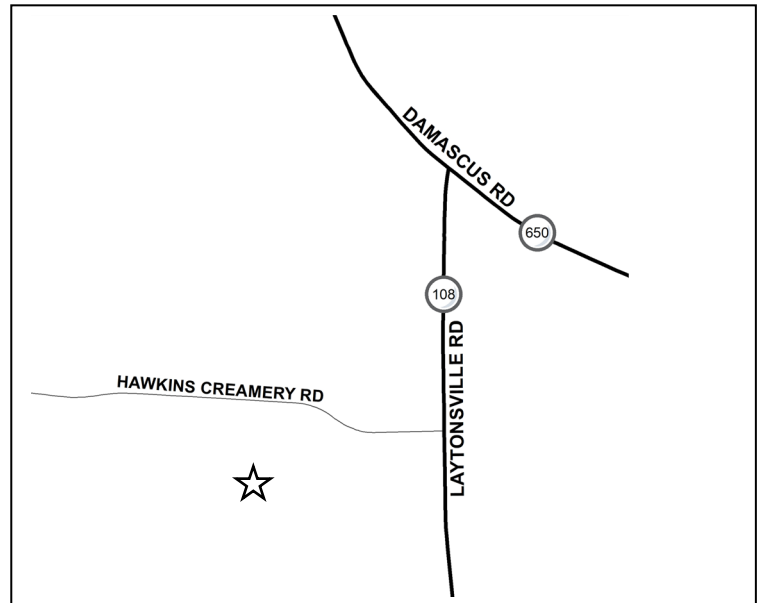
A Mandatory Referral by Montgomery County Department of General Services (MCDGS) for the Disposition of County owned land known as Parcel 874. It is shown on the tax map as GW32 on Hawkins Creamery Road, located south of Hawkins Creamery Road, 1,040 feet west of Laytonsville Road. The Property is a 17.47 acre parcel located within the 2006 Damascus Master Plan area and zoned AR.

**Recommendation:** Approval

**Applicant:** Montgomery County Department of General Services (MCDGS)

**Submittal Date:** August 4, 2020

**Review Basis:** Mandatory Referral  
COMCOR 11B.45.01 (Disposition of Real Property)



**Summary**

- Staff recommends **approval**.
- No Construction is proposed as part of this application.
- This application is for the sale and disposition of County owned land.

## SITE DESCRIPTION

The Property is a 17.47-acre parcel located south of Hawkins Creamery Road and 1040 feet west of Laytonsville Road (“Property”). The Property is within the 2006 Damascus Master Plan area and zoned AR.

The Property contains some early successional forest and contains multiple hedgerows. Many of the trees in the hedgerows are early successional, and there may be some specimen sized trees (30” DBH or greater) but those trees are not a predominant feature onsite. There are no rare threatened or endangered species identified on site. There are no known streams, wetlands or floodplains present onsite. The Property is located within the Great Seneca Creek watershed.



Figure 1. Project Location and Surrounding Area

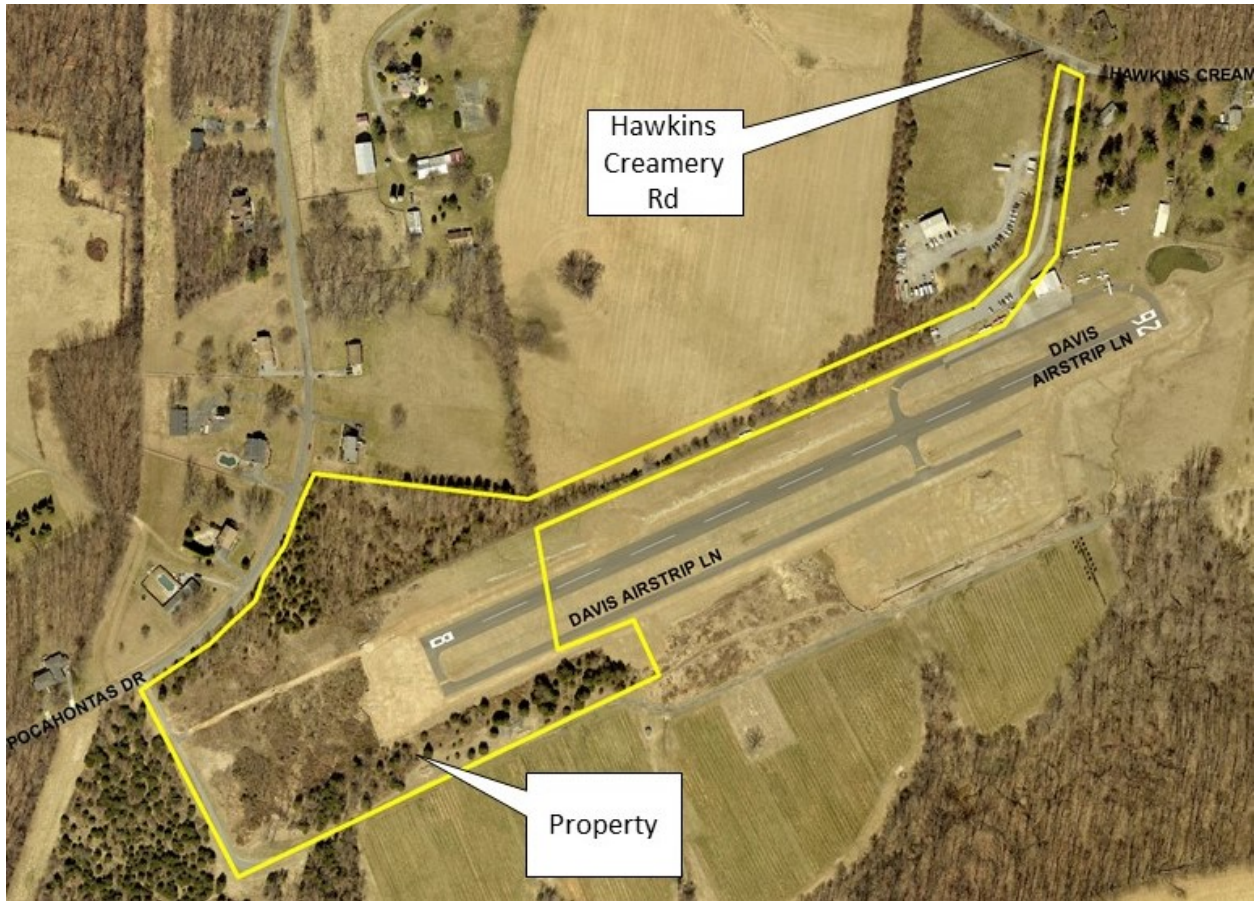


Figure 2. 2019 Aerial Photograph of Property

## PROJECT DESCRIPTION

The Applicant proposes the disposition of County owned land (the Property) to Laytonville Airport, LLC at \$131,000.00, which is less than fair market value. Executive Order No 173-18, which was advertised in the County Register starting September 27, 2018, established the County's intent to sell the Property to Davis Airport at a rate less than fair market value and is in the best interest of the County.

The Property is adjacent to the Davis Airport, which is owned and operated by Laytonville Airport, LLC. The County originally acquired the land to accommodate airport operations. The Property is currently in the flight path and the deed prohibits any above-ground structures or overhead wires that would interfere with the navigable air space of the Davis Airport, including the runway. The Davis Airport requires 600 feet additional runway to meet safety standards as part of the Airport's expansion plans. The Airport has received state funding commitments to support the cost of the runway expansion.

Additionally, Zoning Text Amendment No. 18-04, effective on August 6th, 2018, supports the expansion/enlargement of lawful, nonconforming uses in the Agricultural Reserve zone if it is required for safety purposes.

The County may consider a purchase amount at less than fair market value if it is determined to be in the best interest of the County. Expanding the runway at Davis Airport will relieve some of the repetitive training traffic at the Montgomery County Airpark in Gaithersburg, which is likely to continue and increase in coming years due to new FAA regulations. Furthermore, the Davis Airport allows the Montgomery County Police Department to utilize the runway for patrol car calibration and offers space for training exercises to the Laytonsville Fire Department and Civic Air Patrol.

The Davis Airport also offers use of the facilities to scouting and youth aviation organizations. The Airport is in talks with MCPS to help provide facilities and support for their new pilot program, as well as the Universities at Shady Grove regarding their aviation and mechatronics programs. In short, an additional modern airport will add to the safety of the County's air infrastructure and support education and other civic programs in the County. Selling this property to Laytonsville Airport, LLC so that they can expand the runway to meet additional safety standards will also benefit the local economy given the expected growth in the flight training industry.

### **MASTER PLAN**

The Property is located within the 2006 Damascus Master Plan area. The Plan includes the following language regarding the Property:

*The Davis Airport is located in the southwest quadrant of the intersection of Laytonsville Road (MD 108) and Hawkins Creamery Road. This regional airport includes a single runway 2,000 feet in length and is one of Montgomery County's two public-use airports as established by the Maryland Aviation Administration. This Plan recognizes the airport as one element of the County's multi-modal transportation system.*

This disposition would allow for necessary growth and additional use not currently available and would foster the Plan's recognition of the airport as an element of the County's multi-modal transportation system.

### **CONCLUSION**

Staff recommends the Planning Board approve the disposition of land to Laytonsville Airport, LLC for the amount stated.

### **ATTACHMENTS**

Attachment A – County Council Staff Report

- Summary
- Executive Order No 173-18
- ZTA 18-04

Attachment B - County Council Resolution 19-250