



## DRAFT MINUTES – November 10, 2006

The meeting was called to order by Executive Vice President Art Brodsky. Approval of the October 2006 minutes was tables as the minutes were not available yet. The agenda was accepted with no additions.

### PUBLIC COMMENTS

- Laura Patterson noted that she was with an organization called Junior Achievement. The Junior Achievement (JA) programs educate and inspire young people to value and learn financial and business literacy, workplace preparedness and life skills to improve the quality of their lives. Their program is part of the curriculum in third, seventh and some high school classes in Montgomery County Public Schools (MCPS). It is taught by a diverse network of community volunteers. Life experiences in the home or in the workplace qualify you to help guide young people in developing these critical life skills. JA provides complete training, including step-by-step guidance in using grade-specific classroom materials. The experience is fun and tremendously rewarding for both the volunteers and the students. The program is being expanded to include the Olney community. There is an immediate need for volunteers to teach the Third Grade Program at Olney-area elementary schools. Ms. Patterson encouraged people to Invest 5 hours and become a JA volunteer. For more information contact her at **202-777-4471** or email [lpatterson@janca.org](mailto:lpatterson@janca.org).

### SPECIAL PRESENTATION

**Status of and Plans for the Olney Shopping Center** - Art Brodsky introduced Bill Roberts with Miller & Smith, the developers of the Spring View development. They are also developing a property bounded by Owens Rd on the north and Georgia Avenue on the west. It is 13 acres zoned RE-2-TDR-4. They are proposing to build 18 townhouses, approximately 22 ft x 45 ft., with 2-car garages on the first level. There is a lot of green space on the site because of the creek that goes through the property. The wetlands, stream buffer area, and 100-year flood plain areas surrounding the creek that will remain green. The townhouses are accessed from driveways on Owens Rd and Georgia Ave. A new road will bisect the project. And, there is a gas pipeline bisecting from the other direction. There is a requirement for 4.5 acres of green space and they are retaining almost 12 acres. There is a 10% impervious cap which is approximately 1.3 acres and they only have .9 acres, so they are a little under that 10% cap. They are proposing to do a hiker-biker trail along Georgia Avenue and a 5 ft sidewalk along Owens Rd. They only anticipate minimal improvements to either Owens Rd or Georgia Avenue, but as the project progresses State Highway Administration and the Dept. of Public Works and Transportation, may require additional improvements. This is a very preliminary plan that they have shown to Park & Planning staff for some initial comments and they are responding to those. They have not submitted a site plan yet.

The following are some of the points were made during the discussion of the presentation:

- The townhouses will be on top of the hill in this area. Trees along Georgia Avenue will remain as a buffer for the community. Additional trees will be planted along the streets they will build.
- The developer will present the site plan to the community when it is completed later on and anticipate they will meet with the community at least 2 more times in the site plan process, and all the neighboring communities and GOCA will be included.
- It is doubtful that the driveway from Georgia Avenue could be extended to reach townhouses on the east side of the property because it would create too much impervious land.
- Manor Oaks residents, while they recognize that they are living there because of development, are concerned about over-development and the impact of additional traffic, especially since Owens Rd is already used by cut-through traffic between Georgia Avenue and Old Baltimore Rd. Many felt there was a need to take a serious look at traffic calming measures. It was noted that they had been told there would likely be development there, but there would not be an access road from Owens Rd. The developer was not aware of that and did not know who had made that statement.
- As a part of the development process, the developer must present plans to the County to show that they have stormwater management systems that address both the quantity and quality of water running off their property.

- As currently planned, the townhouses will be 3 stories with a footprint of 22 ft x 45 ft which will yield between 2,800 to 3,000 sq. ft. However, this is early in the process and those figures will likely change as they go through the review process.
- They will have to do a sight-distance study of their driveways on Owens Rd and Georgia Avenue.
- They do not have any idea yet what the prices will be, especially with the condition of the real estate market right now. They hope things will improve by the time they are ready to enter the market. So, they do not want to even venture a guess right now. Their immediate plan is to submit their preliminary plan to Park & Planning and then watch the market for the next 6 months or so.
- They do not anticipate any additional townhouses because of the physical constraints on the site.
- Mr. Roberts encouraged people to visit their Spring View development off of Rte. 108 in Sandy Spring. Their company received two industry awards for the way they had planned that development (1) for the way they preserved open space and (2) the measures they took in the area of forest conservation. They take a lot of pride in their developments.
- The access roads into the development are public roads, and the internal road will be maintained by the homeowners association that will be created.
- Del Montgomery asked if the developer had done a survey of the size of the trees in the stand along Georgia Avenue, urging that as much of that stand be preserved as possible. A Manor Oaks resident noted that their homes were set back 150 ft from Georgia Ave and suggested their townhouses be moved further from Georgia so fewer trees needed to be cut down. Mr. Roberts noted that they have done the natural resource inventory they are required to do which includes the existing stands of trees. That has been submitted to Park and Planning and they have received some comments about the study that they anticipate addressing within the next few weeks.

#### **OFFICERS/COMMITTEE REPORTS**

**Treasurer's Report** – Roy Peck reported that the current balance is \$4,769.78.

**Correspondence Report** – Jackie Benn reported that the correspondence included a development plan for Muncaster Estates zoned RE-1 that was available if anyone was interested in looking at it.

**Olney Chamber of Commerce Report** – No report

**Civic Federation Report**– Jackie Benn reported members of the Montgomery County Teachers Union spoke to the Federation at their last meeting on issues relating to the public school system.

**Membership Committee** – No report.

**Land Use Report** – Barbara Falcigno noted, for the benefit of the residents from Manor Oaks that the master plan identifies what zoning there is on a given property and what kinds of development there can be. Issues relating to the roads and schools relating to a specific development are addressed through the Annual Growth Policy. That Policy looks at the adequacy of the infrastructure that will be impacted by a given development. The adequate public facilities ordinance looks at how congested the roads are and how crowded the schools are, and at what point does new development exceed their capacity. She noted that we have a new County Council that will be re-looking at the adequate public facilities ordinance and the Annual Growth Policy. She suggested this is something residents need to watch because it will have a direct impact on the amount of development that is possible, moving forward.

**Transportation Report** – Dave Eskenazi reported that he and Jay Feinberg had meet with Jeff Kirby, the developer of the elderly housing project on Georgia Avenue just north of Rte. 108. They met to discuss the problem of cars parking on Georgia Avenue right at the point where the lanes merge. Mr. Kirby will be looking into who is parking there. They are also working with the State Highway Administration about the appropriateness of cars parking along there. Jay noted that they also talked with him about the lighting that is bleeding onto Georgia Avenue and their architect is looking at lighting alternatives.

**President's Report** – No report.

**OLD BUSINESS**

**Aunt Hattie's Place Special Exception Proposal Update** – Art reported that 2 new hearing dates have been set before the Board of Appeals on March 12 & 13, 2007. There will also be a meeting on Thursday, Nov 16<sup>th</sup>, 6:30-8:30 pm, in the Sandy Spring Fire Dept. Ballroom hosted by the design team for Aunt Hattie's Place.

**Sherwood Elementary PTA Request for Support for A Request for a 2007 Supplemental Budget Item for an Addition to the School** – Art reported that GOCA submitted a letter of support for the addition to Sherwood ES on November 8<sup>th</sup>. The letter noted that the enrollment situation is unacceptable now and will get work and that GOCA would like to see funding provided to plan an addition to the school.

**Troutner v. Planning Board** – Art reported that there was a legal dispute brought by David Troutner and joined by GOCA and others relating to the disposition of parkland on the Pulte property on Rte. 108 towards Laytonsville which was approved prior to approval of a zoning text amendment that changed how the open space portion of the property was to be handled so that it would be preserved as open space in perpetuity. Art noted that he had spoken with an attorneys for the County Council, Mr. Zyontz, and for Park and Planning, Mr. Lammers. There is an effort now to settle the matter out-of-court. There is a consent agreement being drafted and negotiations going on between the developer and Park and Planning so that the green space would be deeded over to the homeowners association that will be formed for the development, but administered by the Dept of Parks as parkland. Those talks are on-going, but are talking a little longer than anticipated. The Planning Board has to agree to the terms of the consent agreement, and as parties to the action, GOCA will receive copies of the agreement once it is approved. No further court actions will be filed until this negotiation process is completed, in the hopes of avoiding the need for further.

**Inter-County Connector (ICC) Update** – John Kramer reported that there was a ground-breaking for the ICC at its intersection with Georgia Avenue. The timetable for development is still the same for design and construction of the first phase from I-370 to Georgia Avenue. Dave Eskenazi noted that in some jurisdictions, States are letting private companies build their toll roads in exchange for the companies receiving all or a portion of the tolls collected on that road. He felt this might be a useful approach for financing the construction of the ICC since it would then free up State funds for use on the other intersections improvements needed because of and beyond the ICC. Del. Montgomery thought this was an interesting idea and was willing to bring it up to the Legislature. Del-elect Kramer did not know if the idea of the construction being done through private funds had been looked at, but agreed it was worth looking into. It was noted that constructions costs are going up all over the country, so it is likely the actual cost of the road will be substantially higher than current projections. Mr. Kramer noted that the tolls will be electronic, using E-Z Pass technology and the State will be able to adjust the tolls, real-time, to control the volume of traffic on the ICC, with the idea that higher tolls will discourage usage of the road.

Roy Peck noted that he had gotten a copy of the intersection design at Georgia Avenue and there are breaks in the hiker-biker trails for the 4 ramps. With the traffic projects, it would seem like there will a car entering the ICC about every 6 sections which the hikers and bikers will have to negotiate to continue across to the other side of the trails.

**Olney Town Center Advisory Committee (OTCAC) Update** – Jim Smith, the OTCAC chair, reported that developers of the commercial development on Hillcrest Avenue had given a presentation to the OTCAC and they had voted to support the development with a recommendation that the Dept. of Permitting Services reconsider their position to not allow on-street parking. They also recommended more detailed plan for street amenities along the sidewalk and the inclusion of a natural barrier along the rear of their parking lot to help prevent trash and debris from going into the creek behind their property. The developer is not ready to go before the Planning Board yet, but the OTCAC will participate in the hearing when they do. That is the only development plan they have looked at so far. The Committee is continuing to work on developing an illustrative concept plan for the town center and a concept plan for a town commons/civic center. They consider the master plan process as the visioning and goal-setting phase of the process. So the Committee is strategizing on how to proceed with the development of the illustrative concept plan. Over the next several months they anticipate putting together a draft illustrative concept plan that will then be presented to the community for comment. Once those plans are finalized, they will serve as a guideline for assessing future development in the town center area. In the near future, the Committee will be posting maps of land ownership on their website, [www.olneytowncenter.org](http://www.olneytowncenter.org). And, Jim noted that the Committee meets on the 3<sup>rd</sup> Monday of each month at 7:30 pm in the Olney

Room of the Sandy Spring Bank on Georgia Avenue. The meetings are open to the public, and entrance to the room is at the rear of the Bank.

**NEW BUSINESS - None**

Following a few announcements including one from Del Montgomery noting that people should be patient with the new County Executive and County Council because there is so much development already approved that it will be difficult for them to slow development down for some time, the meeting was adjourned

Respectfully Submitted,

**Danny Benn**

Danny Benn  
Recording Secretary

**People in attendance:**

Khalid Afzal (MNCPPC), Jackie & Danny Benn (Fairhill Farm), Morris Berman (Manor Oaks), Art Brodsky (Cherrywood), Kim Chan (Manor Oaks), Teresa & Dave Chapot (Manor Oaks), Steve Cohen (Oak Grove), Cathy Conlon (MNCPPC-DRD), Jen Cort (Manor Oaks), Sheila Dunn (Manor Oaks), Maureen Dymond (Manor Oaks), Cherian Eapen (MNCCPC), Dave Eskenazi (Norbeck Meadows), Barbara Falcigno (Olney Oaks), Jay Feinberg (Olney Oaks), Marty Ford (Manor Oaks), Greg Fury (Olney Mill), Ellen & Jeffrey Goldman (Manor Oaks), Pam & Jim Grant (Manor Oaks), Terri Hogan (Gazette), Del. Anne Kaiser (Dist 14), Rebecca & Jay Karp (Civitan Assn), Bob Keller (Manor Oaks), Del-Elect Ben Kramer (Dist 19), John Kramer (Small's Nursery), Tim Long (Manor Oaks), Deborah Malselka (Manor Oaks), Susan & Sam Massey (Manor Oaks), Linda & Joe McKenna (Manor Oaks), Del. Karen Montgomery (Dist 14), Jennifer Navrilles (Manor Oaks), Joanne O'Flynn (Sandy Spring), Judy & Tim Ordonia (Manor Oaks), Laura Patterson (Junior Achievement), Roy Peck (Norbeck Meadows), Stuart Peterson (Manor Oaks), Joe Plomin (Manor Oaks), Bill Roberts (Miller & Smith Co.), Jill Sacks (Manor Oaks), Al Salerno (Manor Oaks), Linda & Leisa Savecky (Manor Oaks), Don Schmelter (Highlands), Jim Smith (Oatland Farms), Brian Spillman (Manor Oaks), Mary Steiner (Manor Oaks), Bill Sutherland (Faith Presbyterian Church), Lynda von Bargaen (Manor Oaks), Dan Walsh (Cherrywood), L. Anthony Watkins (Brooke Manor), John Webster (Manor Oaks), Ed Weisel, (Norbeck Meadows), Jeff Welch (Manor Oaks), and Gail & Gregg West (Manor Oaks)