

December 11, 2012
Buffington RE/MAX Olney Community Room
3300 Olney-Sandy Spring Road
(Note - agenda subject to change w/o notice)

7:30 I. CALL TO ORDER

1. Introductions (name, association, delegate/alternate/guest)
2. Approval of Minutes/Agenda

7:35 II. PUBLIC COMMENTS & ANNOUNCEMENTS

7:45 III. SPECIAL DISCUSSIONS:

1. By Laws Amendments

By Law Committee

The Executive Board will discuss and vote on accepting the amended By Laws.

8:05 IV. OFFICERS/COMMITTEE/LIAISON REPORTS

1. President's Report
2. Correspondence Report
3. Chamber of Commerce Report (www.olneymd.org)
4. Olney Town Center Advisory Committee
5. Civic Federation Report (www.montgomerycivic.org)
6. Membership Report
7. Transportation Report
8. Treasurers Report (presents 2013 Budget)

Barbara Falcigno
Howard Greif
Joe Buffington
Helene Rosenheim
Arnie Gordon
John Webster
Paul Jarosinski
Ruth Laughner

8:35 V. NEW BUSINESS

1. Accessory Apartment Bill 31-12

Barbara Falcigno

http://www6.montgomerycountymd.gov/content/council/pdf/bill/2012/Packets/20121113_7.pdf

The Executive Board will discuss and vote on GOCA's statement to the County Council on this issue

8:50 VI. OLD BUSINESS

1. Trotter's Glen Development Proposal

Barbara Falcigno

The Executive Board will discuss and possibly vote on a position on the Pre-Preliminary Plan

9:10 VII. ADJOURNMENT

Accessory Apartment Bill 31-12:

GOCA is on record against allowing accessory apartments by right. See our prior testimony at <http://www.goca.org/wp-content/uploads/2012/01/2012accessoryapartments.pdf>. Bill 31-12 was written to provide a process for residents to object to DHCA's (Department of Housing and Community Affairs) findings or to allege that on-street parking is inadequate and thus to object to the accessory apartment being licensed by the County. The Officers Committee recommends passage of the following motion:

GOCA supports the current system of special exceptions for accessory apartments. In the case that accessory apartments are allowed by right, GOCA supports Bill 31-12 in order to have citizen response to the Director's Report and the parking impact to their communities.

Trotter's Glen Development Pre-Preliminary Proposal (aka Polinger Property):

The applicant (Toll Brothers) is asking the Planning Board for advice on Olney Master Plan conformance including access for the new homes to both Emory Church Road (ECR) and Batchellors Forest Road (BFR). Currently no connection between ECR and BFR is proposed.

Background information is available in several locations:

1. The Olney Master Plan (pages 22-25 and 31-32) describes the character of the Southeast Quadrant as well as specific recommendations for this property:

http://www.montgomeryplanning.org/viewer.shtm#http://www.montgomeryplanning.org/community/plan_areas/georgia_avenue/master_plans/olney/april_2005_approved_adopted/land_use_plan.pdf

(Alternatively go to www.montgomeryplanning.org and click on Find Your Area and Olney is in Area 3)

2. The Planning Staff Packet discusses the road connection in detail:

<http://www.montgomeryplanningboard.org/agenda/2012/agenda20120927e.html>

Go to agenda item #3. Addendum 1&2 show potential connections and Addendum 3 show the property outline along with the surrounding area. In the Staff Packet a vehicular connection is discussed often. There are separate issues. First, should some of the houses have access via Emory Church Road while other access Batchellors Forest Road? Second, should there be a connection between Emory Church Road and Batchellors Forest Road? Would a vehicular connection increase the amount of non-local cars that use Batchellors Forest Road? Currently to go south on Georgia Ave from Batchellors Forest Road, one either drives through Olney Manor Park (pass the playground, the dog park, ball fields, swim center, and racquetball courts) in order to access Georgia Ave south at the light at Emory Rd. Alternatively one exits Batchellors Forest Road heading north (the only option) and makes a U-turn at the Emory Road light.

Due to the new road codes, any development along Emory Church Road would require major improvements. A road connection to Batchellors Forest would also require it to meet new codes. Currently Emory Church Road is a 1½ lane road with large trees along its edge. Since it is not designated as a Rustic Road like Batchellors Forest Road, these improvements will be required with any new development.

Possible options for GOCA:

1. Let SEROCA take the lead on this plan – they have already testified against a road connection.
2. Support SEROCA's position with a similar position.
3. Put forth own position that addresses concerns about adherence to the Olney Master Plan, maintaining the rustic nature of BFR, and providing a safe method for homes on BFR to access southbound Georgia Ave.
4. Open to Executive Board's ideas.