



**GREATER OLNEY CIVIC ASSOCIATION, INC.
& OLNEY TOWN CENTER ADVISORY COMMITTEE
2025-12-09 Representatives DRAFT Meeting
Minutes
APPROVED:**

The 2025-12-09 Representatives Meeting of the Greater Olney Civic Association (GOCA) was conducted in-person at the Sandy Spring Vol Fire Department, Oak Ballroom and online via Zoom Web Teleconference. President Irina Norrell called the meeting to order at 7:09 pm EST.

A quorum was present.. V = attended virtually

Officers

- Irina Norell, President (Norbeck Meadows)
- Kristen Quinn, Corresponding Secretary (Norbeck Meadows) - V
- Helene Rosenheim, Recording Secretary (Highlands of Olney)

Members

- Mindy Badin, (Olney Mill), Transp Comm Chair - V
- Maria Bender (Brookville Knolls) - V
- Alden English (SEROCA)
- Paul Jarosinski (Cherrywood)
- Carolyn Knight (Olney Oaks SF)
- Joe Krempsky (Brooke Knolls)
- Diana Littlefield (Olney Acres)
- Jim Smith (Oatland Farm)
- Carol Sullivan (Cherrywood) - V
- Lucy Wilson (Ashley Hollow)

Guests

- Kathleen Donodeo (OTCAC)
- Jennifer Fajman - V
- Katherine Farquhar (OTCAC)
- Mike Gorman (Vika MD - Olney Golf Park Development Plan)
- Patricia Harris (Lerch-Early - Olney Golf Park Dev. Plan)
- Judy Hruz (Greater Olney News) - V
- Chris Nourse (Pulte - Olney Golf Park Development Plan)
- Michelle Perera
- Matt Post
- David Rada - V
- Jennifer Rusiecki (Olney Green, GOCA Environmental Subcommittee Chair) - V
- Katie Wagner (Gerove Slade - Olney Golf Park Development Plan)
- Rian - V
- Zoom User - V

Agenda/Minutes Approval

- December 9, 2025 agenda approved with 2 additions (Updates on N. High St project & Community Center)
- November 11, 2025 minutes approved with no additions or corrections:
- Irina noted that this was a joint meeting of GOCA and the Olney Town Center Advisory Committee and introduced their Acting Chair, Jim Smith to explain what their Committee does to oversee the implementation of the Town Center portion of the Greater Olney Master Plan approved in 2005.

Guest Speakers

- Katherine "Katie" Mencari, Maryland National Capital Parks and Planning Commission (MNCPPC), Regulatory Supervisor, East County Planning Division

Katie provided an overview of the review process for the rezoning process (local map amendment). She outlined the steps when the MNCPPC Planning Division receives an application for a local map amendment, including the criteria for accepting an application, the binding elements, the timeline, future process after a local map amendment is approved (preliminary plans, etc.), links to information about the applications, staff reports and other planning documents on the MNCPPC website at www.montgomeryplanning.org, and her contact information (Click here for the slides from her presentation.)

- Chris Nourse, Director of Aquisition, Mid-Altantic Division, Pulte Group

Chris noted that Montgomery County, which is part of their company's Mid-Atlantic region, is their most active area. He presented plans for a 235 unit townhouse development proposed for the current site of the Olney Golf Park on the northeast corner of Georgia Ave and Emory Church Rd, noting that they have not yet submitted plans for the local map amendment they will need, so all the plan details are not complete.

Patricia Harris, their attorney, indicated that they would be applying for a change from the current RE-2 zoning on this 22 acre property to a floating zone, specifically the CNRF zone.. She presented an overview of the basis for their application describing how they met the criteria for approval of this zoning change request. She noted this zone allows for a maximum density of 1 FAR (floor area ratio), but their proposed plan yields a .6 FAR.

Mike Gorman, their civil engineer, described the features of the development noting the current water feature in the center of the Golf Park was not there to meet any environmental needs, the townhouses would be 16' - 24' wide, and not more than 45" tall; would include 15% Moderately-Priced Dwelling Units (MPDU) & 10% common areas & open spaces, a 100' buffer along Georgia Ave and 50' along Emory Church Rd., and access at 2 places on Emory CHurch Rd. Details for 1 large and 3 small open space areas and a natural trail in the conservation area along the northern area of the site are still being developed. Some of their units could provide attainable and affordable housing.

Questions were asked about amenities (They noted they will consider amenities provided in Olney Manor Park in designing their open space areas.), sidewalks along Emory Church Rd and Georgia Ave, visitor parking, widening of Emory Church, preserving some of the existing trees and using of native trees, impact on schools, and providing spaces for large commercial vehicles to park for potential residents who may need to bring them home. Alden English pointed out that there were power lines under the property that they needed to be aware of in addition to those above ground power lines.

During the Q & A session, Katie Watson, their transportation engineer/planner, noted they would be developing a traffic plan that will be submitted along with other planning documents that the community will be able to access and download from the MNCPPC website. There were no plans for a visitor parking lot, but the units will have 2-car garages and space in their driveways for 2 cars.

Updates and Announcements

- **2025 GOCA Awards**, Helene Rosenheim

The next Greater Olney Community Awards Ceremony will take place on Sunday, March 15, 2026 in the dining room of Our Lady of Good Counsel High School. The ceremony will again be hosted jointly by GOCA, the Olney Civic Fund and the Olney Chamber of Commerce from 2:00 - 4:30 pm.

GOCA relies on people in the community to make us aware of individuals or groups that have made noteworthy contributions over the past year or many years. So we are now accepting nominations for a citizen of the year, contributions to community, a youth contribution to community and a heritage award - referring people to the GOCA website, www.goca.org, for more details on the categories of the awards and how to submit nominations.

The deadline for submitting nominations is Tuesday, January 13, 2026. Ballots will be sent to the GOCA representatives to vote on the recipients prior to the February GOCA meeting. And, the awards will be presented on March 15th.

- **N. High Street Extension Project**, Jim Smith, OTCAC

OTCAC requested that the County build the master planned connection of N. High St to Morningwood Dr, a project that was also supported by GOCA and the Olney Chamber of Commerce. The project that is currently at the 70% design stage is falling behind schedule with completion now proposed to begin next winter instead of this winter. There are currently 2 utilities issues they are addressing before construction can begin. There are no additional hearings or public meetings in this process, but the project manager is willing to come to make presentations to OTCAC and GOCA if we request them.

- **Olney Police Substation**, Jim Smith, OTCAC

There was a public hearing on November 19, 2025 where plans were presented for the building that will be built where the current Olney police substation is located in the One Life parking lot, along with a small piece of the green space abutting the trailer being donated by the now, Atlantic Union Bank. One concern he had was that the building was not oriented towards the street which is a goal of the town center guidelines developed by the OTCAC. Katherine Faquhar noted there will not be a holding cell or regular staff in the building, but that it primarily provides the officers assigned to Olney with a space in Olney for their use and to complete reports so they can stay in Olney which results in better response times. The property belongs to One Life, but that building will be on land with a 99 year lease.

- **Community Building**, Jim Smith, OTCAC

The bank building on the corner of Georgia Ave and Spartan Rd has been acquired with funds from the MS State Legislature and then turned over to the County government. It is being renovated, again with funds from the State, by the County's General Services Dept and has been assigned to a project manager. The Olney Chamber of Commerce, the Olney Civic Fund and GOCA will be the principal users of the building and the Chamber is taking the lead on the community's contact with the County. Helene R & Katherine Farquhar noted from their tour of the building that the inside has been gutted, an elevator will be installed, the vault will stay, there is one large area on the first floor and space in the lower level for probably 2 meeting spaces, some storage and a small kitchen. This would facilitate renting the spaces to the community for private parties and other rental uses.

- **Proposed Church on Old Baltimore Rd**. Paul Jarosinski

Paul wanted to be sure GOCA was aware of a MNCPPC Planning Board hearing on a proposed church on Old Baltimore Rd the following Tuesday on their preliminary plan. His homeowners association, Cherrywood, had just received notification with less than a week's notice for submitting comments. They are working with Councilmember Dawn Luedtke's office to see if the meeting can be postponed because of the short public notice. While not certain if GOCA had received the notification postcard, she would add GOCA's concerns to Councilmember Luedtke's office and our desire for a postponement.

The remaining New Business re: GOCA elections and recruiting and retaining GOCA members were tabled because it was already 9:00 pm.

Adjournment at 9:03 pm

Submitted by Helene Rosenheim Recording Secretary