

APPROVED AND ADOPTED

Clarksburg Master Plan & Hyattstown Special Study Area

June 1994

An Amendment to Clarksburg and Vicinity Master Plan, 1968, as amended; a portion of the Master Plan for Historic Preservation, 1979, as amended; a portion of the Functional Master Plan for Preservation of Agriculture and Rural Open Space, 1980; a portion of the Boyds Master Plan, 1985; a portion of the Germantown Master Plan, 1989; the Master Plan of Bikeways, 1978, as amended; being also an amendment to The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended; and the Master Plan of Highways in Montgomery County, as amended.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Montgomery County Department of Park and Planning
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Silver Spring, Maryland 20910-3760

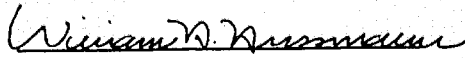
Abstract

Title	Approved and Adopted Clarksburg Master Plan and Hyattstown Special Study Area
Author	The Maryland-National Capital Park and Planning Commission
Subject	Master Plan for Clarksburg and Hyattstown Special Study Area
Date	June 1994
Agency	The Maryland-National Capital Park and Planning Commission
Source of Copies	The Maryland-National Capital Park and Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910-3760
Number of Pages	216
Abstract	This document contains the text, with supporting maps and tables, for the Clarksburg Master Plan and the Hyattstown Special Study Area. This Plan amends the 1968 Master Plan for Clarksburg and Vicinity. It contains land use, zoning, transportation, environmental, public facilities, historic resources, and implementation recommendations for the Clarksburg Study Area.

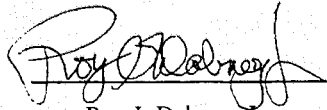
Certificate of Approval and Adoption

This Comprehensive Amendment to the *Clarksburg and Vicinity Master Plan*, 1968, as amended; the *Master Plan for Historic Preservation*, 1979, as amended; the *Functional Master Plan for Preservation of Agriculture and Rural Open Space*, 1980; the *Germantown Master Plan*, 1989; the *Boyds Master Plan*, 1985; the *Master Plan of Bikeways*, 1978, as amended; being also an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*, as amended; and the *Master Plan of Highways Within Montgomery County*, as amended; has been approved by the Montgomery County Council, sitting as the District Council, by Resolution No. 12-1632 on May 23, 1994; and has been adopted by the Maryland-National Capital Park and Planning Commission by Resolution No. 94-10 on June 15, 1994, after duly advertised public hearings pursuant to Article 28 of the Annotated Code of Maryland.

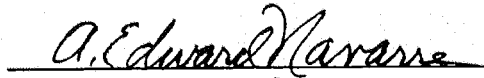
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The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) The preparation, adoption, and, from time to time, amendment or extension of the *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*;
- (2) The acquisition, development, operation, and maintenance of a public park system; and
- (3) In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

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* *William H. Hussmann succeeded Gus Bauman as Chairman and Ruthann Aron succeeded Richmond M. Keeney. Mr. Bauman and Mr. Keeney served on the Planning Board during the first phases of the Clarksburg Master Plan.*

*Clarksburg Master Plan & Hyattstown Special Study
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The listing of the names of members of the Advisory Committee does not indicate approval or disapproval of this document by any committee member. It is the Planning Board's policy that Advisory Committees not vote on issues. The members advise the Montgomery County Planning Board regarding the problems, needs and views of the groups or areas they represent. These views will be considered by the Planning Board in its deliberations regarding the Master Plan.

* Replaced Martha Brown

Notice to Readers

An area master plan, after approval by the County Council and adoption by The Maryland-National Capital Park and Planning Commission, constitutes an amendment to The General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately owned land within its planning area. Each area master plan reflects a vision of future development that responds to the unique character of the local community within the context of a County-wide perspective.

Area master plans are intended to provide a point of reference with regard to public policy. Together with relevant County-wide functional master plans, they should be referred to by public officials and private individuals when decisions are made that affect the use of land within the plan boundaries.

Master plans generally look ahead about 20 years from the date of adoption, although they are intended to be updated and revised about every 10 years. It is recognized that circumstances will change following adoption of a plan and that the specifics of a master plan may become less relevant over time. Any sketches or drawings in an adopted master plan are for illustrative purposes only and are intended to convey a general sense of desirable future character rather than a specific commitment to a particular detailed design.

The Master Plan Process

STAFF DRAFT PLAN — This document is prepared by the Montgomery County Department of Park and Planning for presentation to the Montgomery County Planning Board. The Planning Board reviews the Staff Draft Plan, makes preliminary changes as appropriate, and approves the Plan for public hearing. When the Board's changes are made, the document becomes the Public Hearing (Preliminary) Draft Plan.

PUBLIC HEARING (PRELIMINARY) DRAFT PLAN — This document is a formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public hearing testimony. The Planning Board holds a public hearing and receives testimony on the Draft Plan. After the public hearing record is closed, the Planning Board holds public worksessions to review the testimony and to revise the Public Hearing (Preliminary) Draft Plan as appropriate. When the Board's changes are made, the document becomes the Planning Board (Final) Draft Plan.

PLANNING BOARD (FINAL) DRAFT PLAN — This document is the Planning Board's recommended Plan and it reflects the revisions made by the Board in its worksessions on the Public Hearing (Preliminary) Draft Plan. The Regional District Act requires the Planning Board to transmit the Plan directly to the County Council with copies to the County Executive. The Regional District Act then requires the County Executive, within sixty days, to prepare and transmit a fiscal impact analysis of the Planning Board (Final) Draft Plan to the County Council. The County Executive may also forward to the Council other comments and recommendations regarding the Planning Board (Final) Draft Plan within the sixty-day period. After receiving the Executive's fiscal impact analysis and comments, the County Council may hold a public hearing to receive public testimony on the Plan. After the record of this public hearing is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and then makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board (Final) Draft Plan, as revised.

ADOPTED PLAN — The Master Plan approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the Plan officially amends the various master or sector plans cited in the Commission's adoption resolution.

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