



Gregg Road, a rustic road recommended as exceptional rustic

Montgomery Planning

Upcounty Planning Division

01/05/2023

Agenda item 8

# Rustic Roads Functional Master Plan Update

## Work Session #1

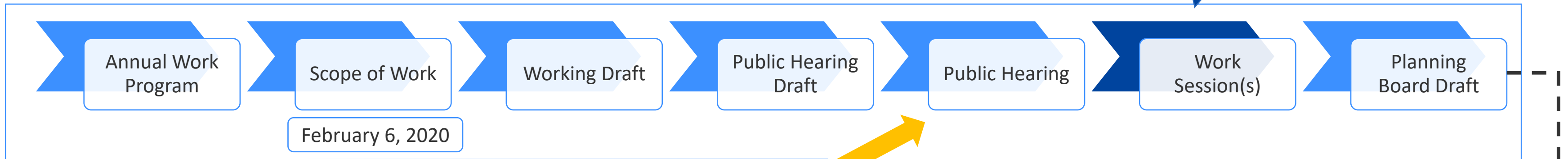




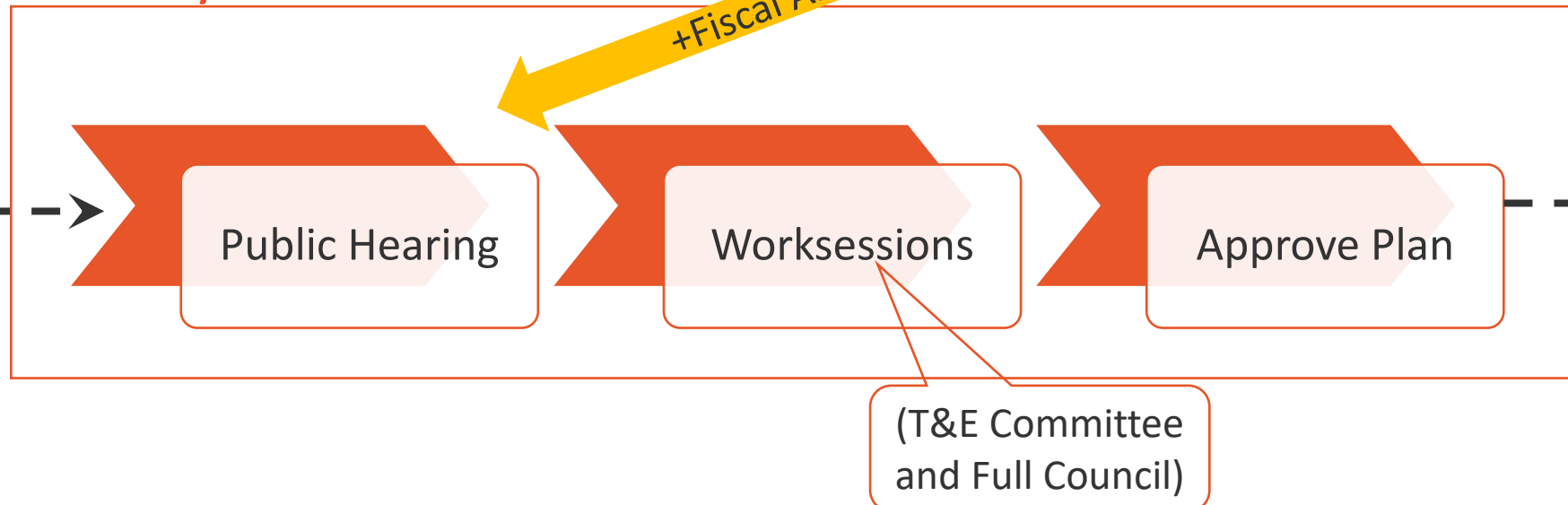
# Master Plan Process

You are here!

## Montgomery Planning Actions



## County Council Actions



## Full Commission Action



# Summary

- Public Hearing: November 17, 2022
- Public Record Closed: December 9, 2022
- Feedback Received: Staff heard back from 104 individuals and organizations
- Work Session #1: Today
- Work Session #2: January 26, 2023
- Work Session #3+: TBD

# Discussion for Today's Work Session

- Overall Support for the Program and Plan
- Background Information
  - Dedicated But Unmaintained (DBU) Roads
  - Bridges
  - State and Park Roads
- Road Recommendations by Category
  - No Major Changes
  - Nominated Roads
  - Roads to be Removed
  - New Road Profiles
  - Extent Changes
  - Classification Changes
  - Roads with Revisions to Significant Features

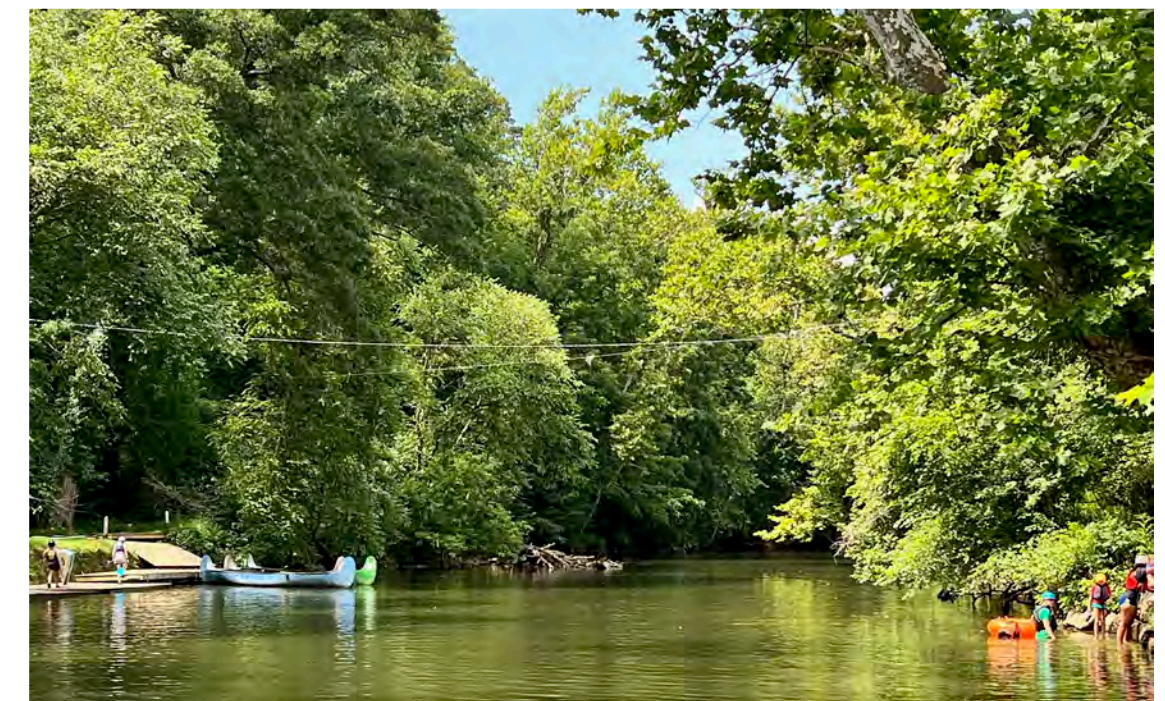


# The Rustic Roads Program in County Code

- Chapter 49, Streets and Roads, of the Montgomery County Code contains the laws governing roadways in the county.
- Article 8 of Chapter 49 provides the purpose and definitions of the Rustic Roads Program, plus procedures for the classification, reclassification, maintenance, and improvements of roads in the program.
- Chapter 50, Subdivision of Land, makes brief mentions of rustic roads to protect scenic views and significant features.



View of field from  
Elton Farm Road



Boat launch area  
Rileys Lock Road



# A Rustic Road

- natural, agricultural, or historic features are **predominant**
- master planned land use goals and zoning are compatible with a rural/rustic character
- **narrow and intended for local use**
- **low traffic volume**
- **one** of the following characteristics:
  - **outstanding natural features**
  - **outstanding vistas**
  - **access to historic resources**
- does not have unsafe conditions
- classification does not impair the function or safety of the road network

**Montgomery County Code, Chapter 49. Streets and Roads.**  
**Article 8. Rustic Roads Program**  
**Sec. 49-78. Rustic road classification and reclassification.**



Long view of field from  
Old Bucklodge Lane



# An Exceptional Rustic Road

- is a rustic road
- must meet **all three** of the following:
  1. **contributes significantly** to the natural, agricultural, or historic characteristics of the county
  2. **unusual features** found on few other roads
  3. would be **more negatively affected** by improvements or modifications



Seneca Creek  
Berryville Road



# Roads in the Rustic Roads Program

**Regardless of classification**, roads that have been accepted for public maintenance in Montgomery County **must be maintained** by the Montgomery County Department of Transportation (MCDOT).



# General Support for the Rustic Roads Program and Master Plan Update



# General Support

- At least 45 individuals and groups submitted testimony that included broad support for the Rustic Roads Program
- The commenters desire to see the program continued, strengthened, and/or expanded
- Reasons stated:
  - One of the county's most significant assets
  - Enhanced quality of life
  - Recreational opportunities such as hiking, biking, and horse riding
  - Historic resources
  - Agricultural resources
  - Peaceful experience / healing power / tranquility
  - Habitat for numerous wild animals (various birds, reptiles, and mammals mentioned)



# Economic Importance of Rustic Roads

- The country charm of rustic roads attracts customers to businesses in the Ag Reserve
- Rustic roads strengthen rural businesses/agritourism
- Examples given:
  - Farms
  - Farm markets
  - Orchards
  - Stables
  - Wineries/Breweries
  - Art studios
  - Heritage tourism
  - Restaurants
  - Stores



# Support from Bicyclists

- At least 18 “avid” cyclists wrote or spoke in support of the plan
- Cyclists consider them:
  - Safe
  - Scenic and beautiful year-round (farm fields, barns, mature trees)
- They provide access to:
  - Historic sites, communities, and bridges
  - Views of Sugarloaf Mountain
  - Rural businesses



# Importance of Roads for Agriculture

- These roads form a large part of an “Agricultural Transportation Network”
- These corridors must remain viable for the movement of large pieces of agricultural equipment and farm goods



# Background Information

# Dedicated But Unmaintained Roads



# Dedicated But Unmaintained (DBU) Roads

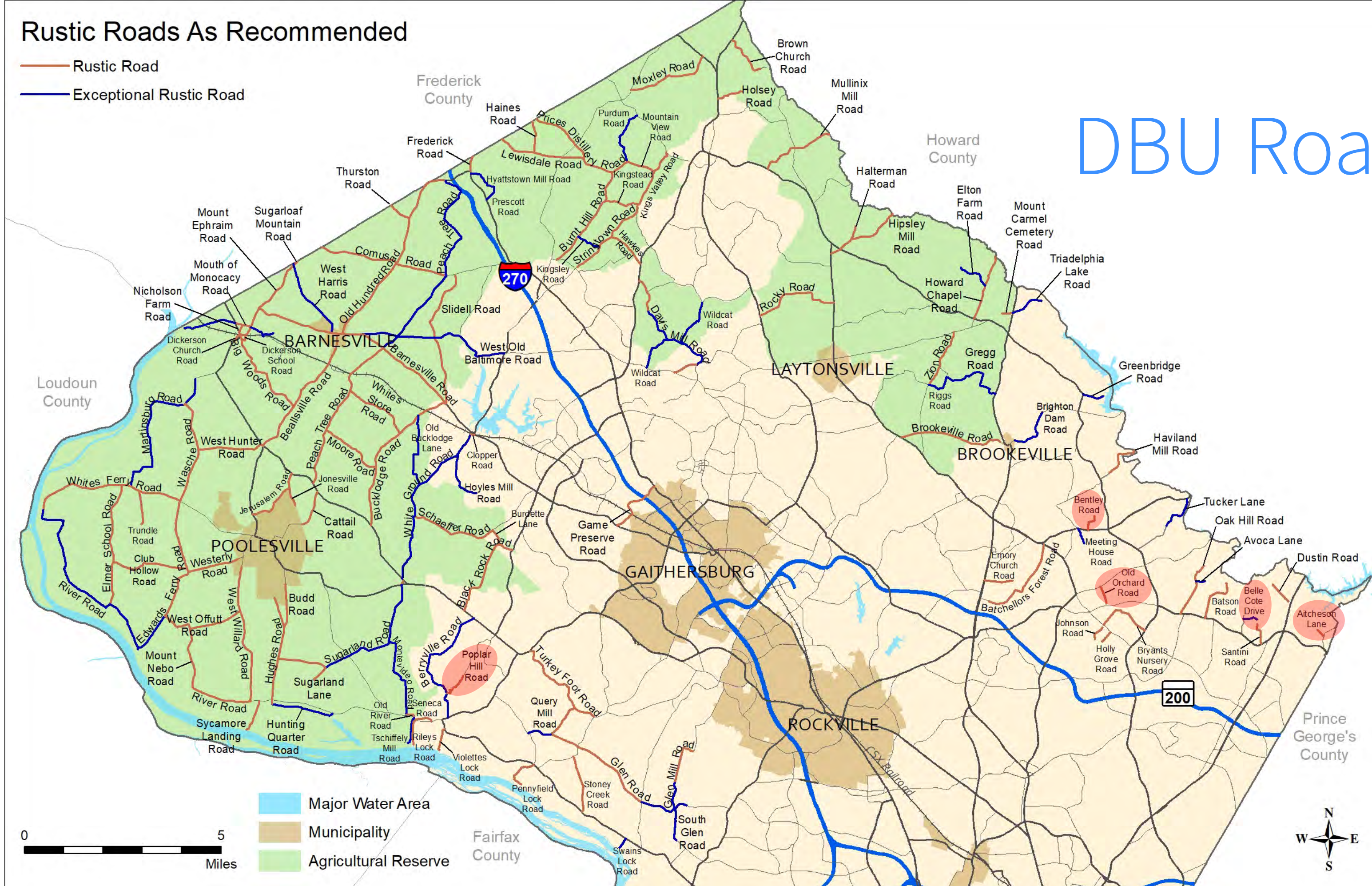
- The [policy](#) was **established in 2009** by the County Council
- DBUs are rights-of-way that are **dedicated for public use but have never been accepted** by the county for maintenance
- The DBU policy outlines a path by which adjacent property owners can **petition for and improve a road** (at the residents' expense) so that the county will accept it for maintenance
- The policy specifies a typical minimum road width of 20 feet, although 18 feet is allowed in some circumstances, but rustic roads on the DBU list are narrower



# Rustic Roads As Recommended

- Rustic Road
- Exceptional Rustic Road

# DBU Roads





# Dedicated But Unmaintained Roads

- MCDOT states that continued inclusion in the program could
  - limit property owners' ability to bring the road up to county standards
  - hinder property owners from transferring maintenance responsibility to the county
- Affects **four roads currently in the program** and **one road proposed** for the program.
- Staff recommends DBU roads remain in the program, but that the DBU policy be updated to provide a path for public acceptance of the road's maintenance.



Google Street View of Belle Cote Dr



Bing Street View Bentley Rd



Google Street View of Old Orchard Rd



Bing Street View of Poplar Hill Rd



Google Street View of Aitcheson Rd  
(recommended for program)



# Dedicated But Unmaintained (DBU) Roads



Bing Street View of the end of the northern segment of Poplar Hill Rd



Bing Street View of the end of the southern segment of Poplar Hill Rd



2021 aerial image of the removed segment of Poplar Hill Rd



Staff photo of the removed segment of Poplar Hill Rd

- Staff recommends the removed portion of Poplar Hill Road be removed from the program. (New plan recommendation)



# Bridges

# Bridges as Significant Features

- The Montgomery County Department of Transportation (MCDOT) questions the addition of so many new bridges as significant features
- 12 existing bridges are significant features
- 28 bridges are recommended as new significant features
- MCDOT rated 24 bridges as “ordinary,” 14 as “significant,” and two with no comment



Google Street View of Bridge #M-0045 on Barnesville Road



# Bridge Maintenance and Improvements

- County Code: Significant features “must be preserved when the road is maintained or improved.”
- Executive Regulations on bridges:
  - MCDOT “must make bridge repairs in a manner that **preserves the rural characteristics of the roadway and the bridge structure.**”
  - “Bridge replacement or rehabilitation must be of **a design and material which preserves or enhances the rustic appearance of the road.**”
  - “Bridges must be replaced at **a scale and with materials similar to** those of the previously existing structure.”
  - “If a different design is required for environmental, economic, or safety reasons, new bridges must be of **a design and material that complements or enhances the rustic appearance of the roadway.**”
  - “Actual roadway surfaces on **bridge decks must be compatible in width** to the width of the unaltered roadway.”
  - Bridges on exceptional rustic roads have similar requirements, except that a “new or rehabilitated deck should be **no wider than the existing deck** unless improvements are specifically needed for the transportation of agriculture related equipment.”

# Bridge Maintenance and Improvements

- MCDOT agrees that bridge replacements should, to the extent feasible, preserve the existing aesthetic, but does not agree that “ordinary” bridges should be designated significant features.
- MCDOT suggests that the Plan identify what other objectives should be achieved when the “ordinary” bridges are rehabilitated or reconstructed.
- When not feasible to retain existing bridge, MCDOT suggests
  - realigning the road and constructing a new bridge while preserving the existing bridge for pedestrian and bicycle use OR
  - thoroughly documenting the previous bridge to preserve its history before replacing it.



# Bridges as Significant Features

- Planning staff agrees with MCDOT that many of the newly recommended bridges appear “ordinary”
- Planning staff agrees with RRAC that these narrow bridges make significant contributions to the character of their roads
- Planning staff agrees with RRAC that realigning the road and preserving the old bridge separately or only through documentation are not acceptable alternatives.

# Recommendations: Bridges

## What is a Significant Feature?

“When the Council classifies a road as a rustic road or an exceptional rustic road, the Council must identify the significant features of each such road that **must be preserved** when the road is maintained or improved.”

## Plan Recommendation

- Staff recommends retaining the bridges as significant features.
- Staff recommends adding clarifying text to the plan to specify that MCDOT should work with the RRAC to identify the visual characteristics of the bridge that are important to preserve when substantial work is required.




# Recommendations: Bridges

Bridge(s) as Significant Feature(s)		
Road	Plan Recommendations	MCDOT Rating
Barnesville Rd	New significant feature	Significant
Berryville Rd	New significant features	Ordinary
Big Woods Rd	Existing significant feature	Not rated*
Black Rock Rd	Existing significant feature	Significant
Bryants Nursery Rd	New significant feature	Not rated*
Burnt Hill Rd	Existing significant feature	Ordinary
Comus Rd	Existing significant features	Significant
Edwards Ferry Rd	New significant feature	Ordinary
Glen Rd (exceptional)	New significant features	Ordinary
Gregg Rd	New significant feature	Ordinary
Haviland Mill Rd	New significant feature	Ordinary
Howard Chapel Rd	New significant feature	Ordinary
Martinsburg Rd	Existing significant feature New significant feature	Significant Ordinary
Montevideo Rd	Existing significant feature	Significant
Mouth of Monocacy Rd	Existing significant feature New significant feature	Significant Ordinary
Pennyfield Lock Rd	New significant feature	Significant

Bridge(s) as Significant Feature(s)		
Road	Plan Recommendations	Public Comments
Query Mill Rd	New significant features	Ordinary
River Rd (exceptional)	New significant feature	Ordinary
River Rd (rustic)	New significant features	Ordinary
Schaeffer Rd	Existing significant feature	Significant
Sugarland Rd	New significant features	Ordinary
Swains Lock Rd	New significant feature	Ordinary
Sycamore Landing Rd	New significant features	Ordinary
West Harris Rd	Existing significant feature	Significant
White Ground Rd	Existing significant feature New significant features New significant feature	Significant Ordinary Significant
Whites Ferry Rd	Existing significant feature	Significant
Wildcat Rd	New significant feature	Ordinary

\* "Stream crossing" is a significant feature rather than the bridge.

 Bridges with conflicts between plan recommendations and MCDOT rating.

# Barnesville Road Bridge

- The Montgomery County Department of Transportation (MCDOT) rates Bridge #M-0045 as **significant**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View of Bridge #M-0045



# Berryville Road Bridges

- MCDOT rates Bridges #M-0028 and #M-0029 as **ordinary**.
- The Plan lists the bridges as **new** significant features.



Google Street View of Bridge #M-0028



Google Street View of Bridge #M-0029



# Big Woods Road Bridge

- “Little Monocacy River crossing” is listed as a significant feature in the Plan.
- MCDOT **did not rate** Bridge #M-0044.
- The Plan lists a narrow river crossing and not the bridge as an **existing** significant feature.

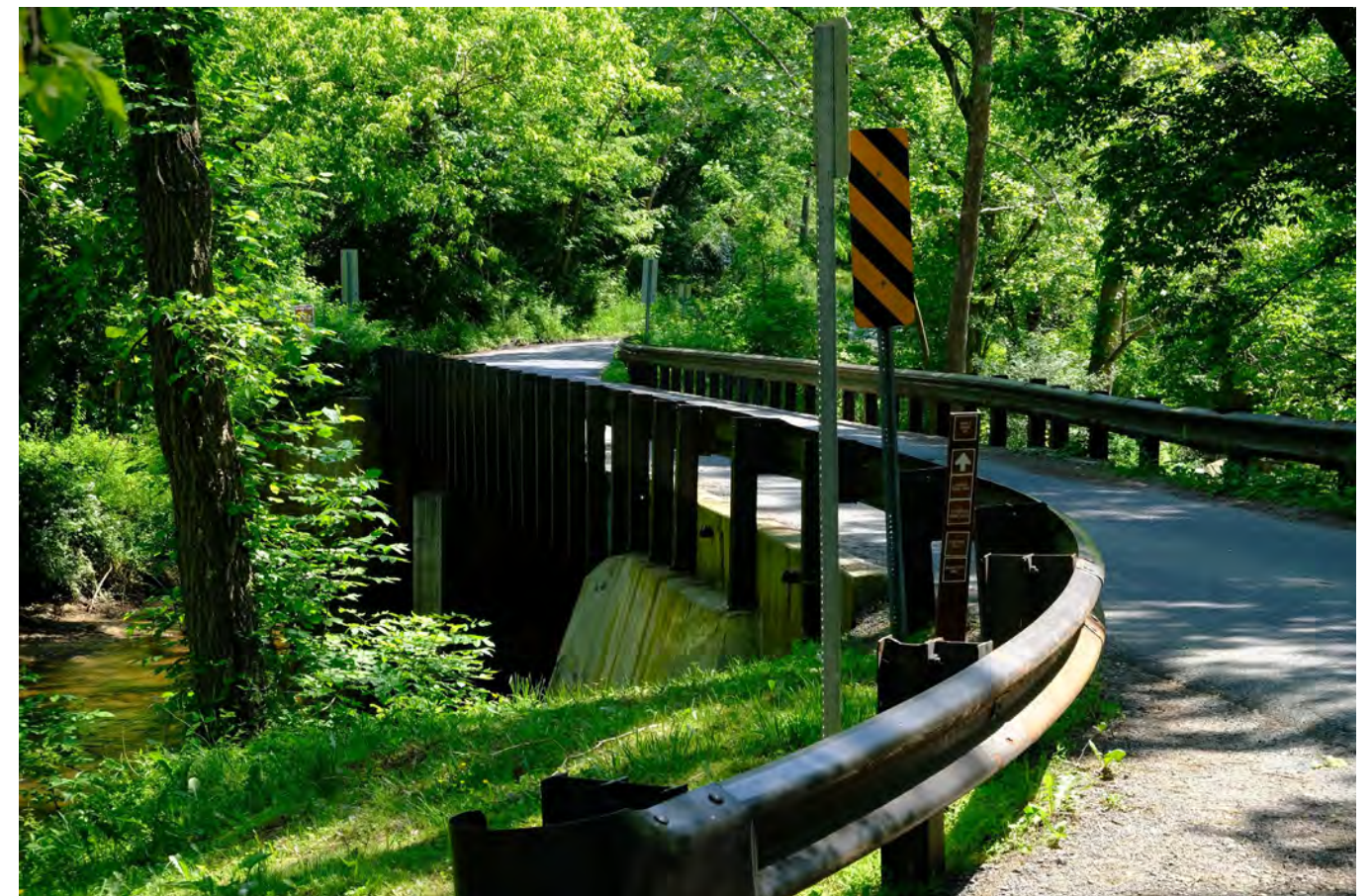


Bing Street View of Bridge #M0044



# Black Rock Road Bridge

- MCDOT rates Bridge #M-0047 as **significant**.
- The bridge is an **existing** significant feature in the Plan.



Planning Staff Images of Bridge #M-0047



# Bryants Nursery Road Bridge

- “Narrow stream crossing over Nursery Run” is listed as a significant feature in the Plan.
- MCDOT **did not rate** Bridge #M-0313.
- The Plan lists a narrow stream crossing and not the bridge as a **new** significant feature.



Google Street View of Bridge #M-0313



# Burnt Hill Road Bridge

- MCDOT rates Bridge #M-0157 as **ordinary**.
- The bridge is an **existing** significant feature in the Plan.



Google Street View of Bridge #M-0157



# Comus Road Bridge

- MCDOT rates Bridges #M-0296 and #M-302 as **significant**.
- The bridges are **existing** significant features in the Plan.



Google Street View of Bridge #M-0296



Google Street View of Bridge #M-0302



# Edwards Ferry Road Bridge

- MCDOT rates Bridge #M-0181 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View of Bridge #M-0181



# Glen Road Bridges (Exceptional Rustic)

- MCDOT rates Bridges #M-0013, #M-0014, and M-0015 as **ordinary**.
- The Plan lists the bridges as **new** significant features.



Google Street View Image of Bridge #M-0014



Google Street View Image of Bridge #M-0013



Google Street View Image of Bridge #M-0015



# Gregg Road Bridge

- MCDOT rates Bridges #M-0019 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Planning Staff Image of Bridge #M-0019



# Haviland Mill Road Bridge

- MCDOT rates Bridge #M-0098 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View Image of Bridge #M-0098



# Howard Chapel Road Bridge

- MCDOT rates Bridge #M-0123 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View Image of Bridge #M-0123



# Martinsburg Road Bridges

- MCDOT rates Bridge #M-0042 as **ordinary** and Bridge #M-0164 as **significant**.
- The Plan lists the Bridge #M-0042 as a **new** significant feature. Bridge #M-0164 is an **existing** significant feature in the Plan.



Google Street View Image of Bridge #M-0042



Google Street View Image of Bridge #M-0164



# Montevideo Road Bridge

- MCDOT rates Bridge #M-0030 as **significant**.
- The bridge is an **existing** significant feature in the Plan.



Planning Staff Image of Bridge #M-0030



# Mouth of Monocacy Road Bridges

- MCDOT rates Bridge #M-0043 as **ordinary** and Bridge #M-0135 as **significant**.
- The Plan lists the Bridge #M-0043 as a **new** significant feature. Bridge #M-0135 is an **existing** significant feature in the Plan.
- Bridge #M-0043 is currently being replaced by MCDOT.



Bing Streetside Image of Bridge #M-0043



Bing Streetside Image of Bridge #M-0135



# Pennyfield Lock Road Bridge

- MCDOT rates Bridge #M-0198 as **significant**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View Image from September 2012



Planning Staff Image of Bridge #M-0030



# Query Mill Road Bridge

- MCDOT rates Bridges #M-0020 and #M-329 as **ordinary**.
- The Plan lists the bridges as **new** significant feature.



Google Street View of Bridge #M-0020



Google Street View of Bridge #M-0329



# River Road Bridge (Exceptional Rustic)

- MCDOT rates Bridge #M-0040 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View of Bridge #M-0040



# River Road Bridge (Rustic)

- MCDOT rates Bridge #M-0038 and #M-0039 as **ordinary**.
- The Plan lists the bridges as **new** significant features.



Google Street View of Bridge #M-0038



Google Street View of Bridge #M-0039



# Schaeffer Road Bridge

- MCDOT rates Bridge #M-0137 as **significant**.
- The bridge is an **existing** significant feature in the Plan.



Google Street View of Bridge #M-0137



# Sugarland Road Bridges

- MCDOT rates Bridges #M-0034 and #M-0035 as **ordinary**.
- The Plan lists the bridges as **new** significant features.



Google Street View of Bridge #M-0034



Google Street View of Bridge #M-0035



# Swains Lock Road Bridge

- MCDOT rates Bridge #M-0022 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View of Bridge #M-0022

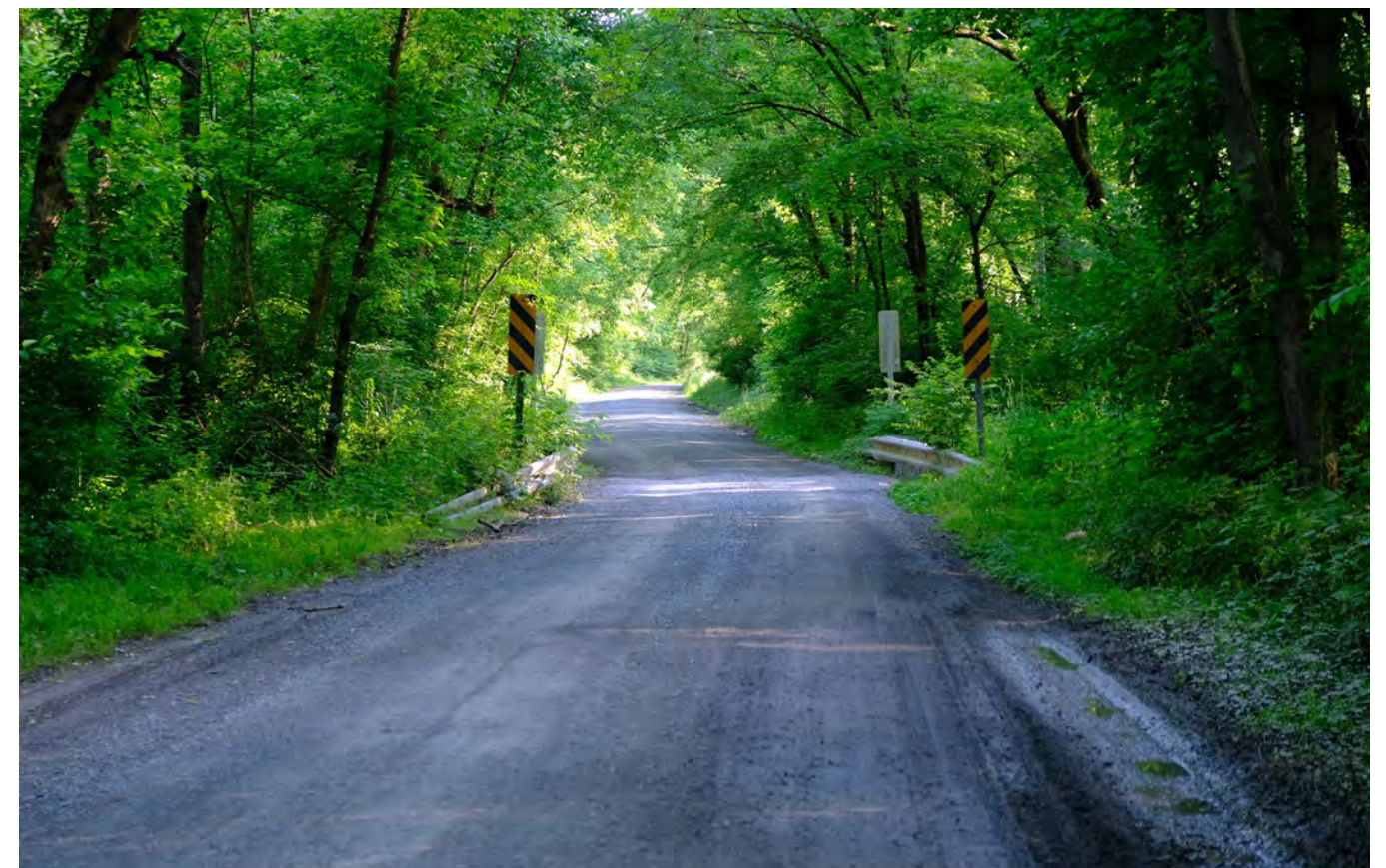


# Sycamore Landing Road Bridges

- MCDOT rates Bridges #M-0031 and #M-0032 as **ordinary**.
- The Plan lists the bridges as **new** significant features.



Google Street View of Bridge #M-0031

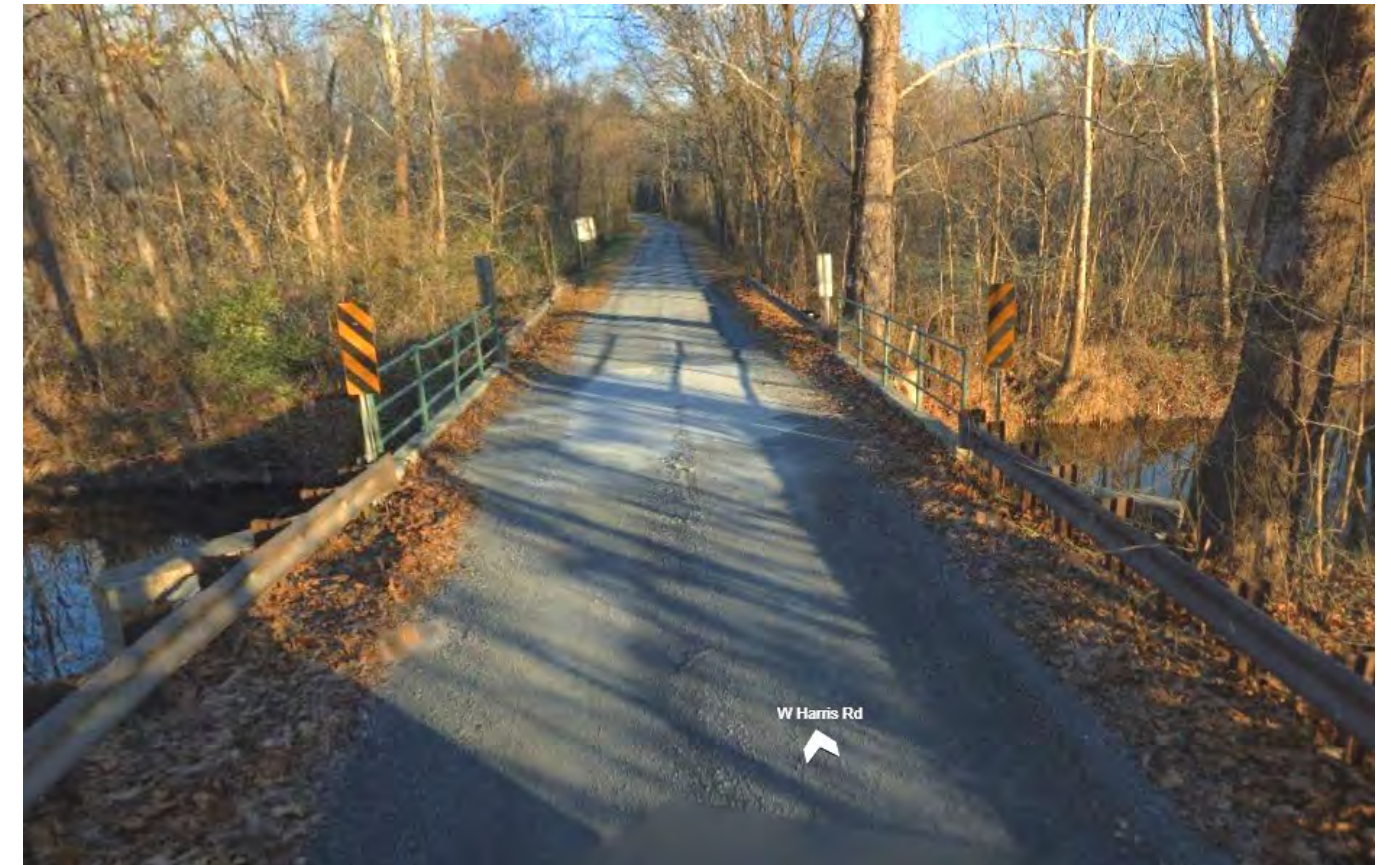


Google Street View of Bridge #M-0032



# West Harris Road Bridge

- MCDOT rates Bridge #M-0046 as **significant**.
- The bridge is an **existing** significant feature in the Plan.



Bing Street View of Bridge #M-0046



# White Ground Road Bridges (Slide 1)

- MCDOT rates Bridge #M-0048 as **ordinary** and Bridge #M-0138 as **significant**.
- The Plan lists the Bridge #M-0048 as a **new** significant feature. Bridge #M-0138 is an **existing** significant feature in the Plan.



Google Street View Image of Bridge #M-0048



Google Street View Image of Bridge #M-0138



# White Ground Road Bridges (Slide 2)

- MCDOT rates Bridges #M-0299 and #M-300 as **significant**.
- These are original “cast in place structures” constructed by MDOT-SHA in 1925 with original endwalls/parapets
- The Plan lists the bridges as **new** significant features.



Google Street View of Bridge #M-299



Google Street View of Bridge #M-0300



# Whites Ferry Road Bridge

- MCDOT rates Bridge #M-0186 as **significant**.
- The bridge is an **existing** significant feature in the Plan.



Google Street View of Bridge #M-0186



# Wildcat Road Bridge

- MCDOT rates Bridge #M-0068 as **ordinary**.
- The Plan lists the bridge as a **new** significant feature.



Google Street View of Bridge #M-0068



# State and Park Roads



# State Roads

- Three state roads are currently designated rustic:
  - Beallsville Road and Old Hundred Road (both MD 109)
  - Frederick Road in Hyattstown (MD 355)
- Bucklodge Road (MD 117) is recommended as a new rustic road
- MCDOT argues:
  - These roads are inherently regional in nature
  - A rustic designation has a very limited effect



# M-NCPPC Park Roads

- Three roads within M-NCPPC parkland are currently designated rustic:
  - Hyattstown Mill Road
  - Prescott Road
  - Hoyles Mill Road
- MCDOT argues that these roads, which are closed to vehicular traffic, function more as park trails than as roads



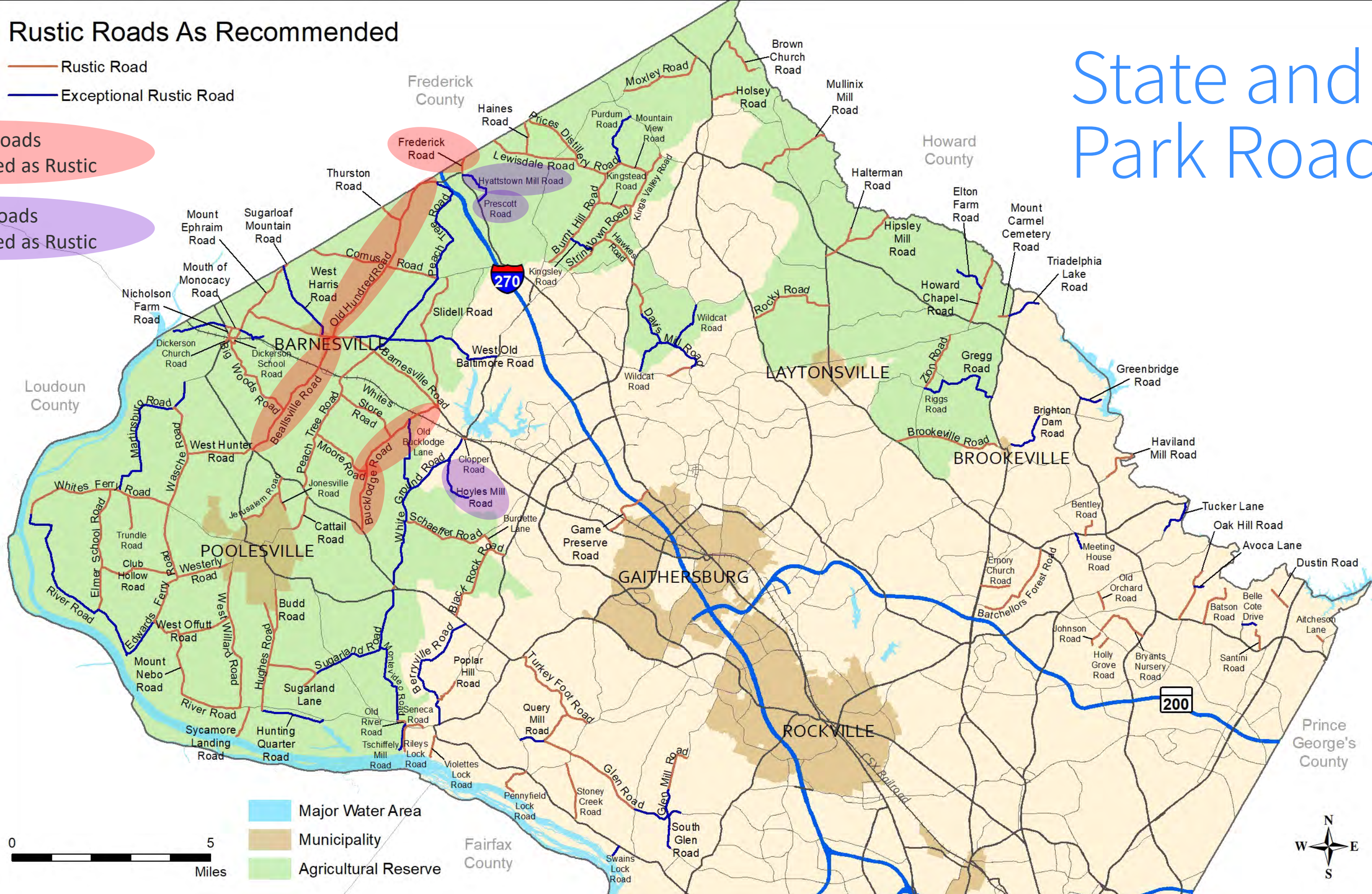
# Rustic Roads As Recommended

- Rustic Road
- Exceptional Rustic Road

State Roads Recommended as Rustic

Park Roads Recommended as Rustic

# State and Park Roads





# State and Park Roads

- County Code encourages SHA and Montgomery Parks to maintain and improve these roads consistent with the program
- SHA and Montgomery Parks support including these roads as rustic roads
- RRAC supports retaining/designating the state and park roads as rustic roads
- Staff recommends retaining/designating state and park roads as rustic roads



# Recommendations by Category



# Roads with No Major Changes



# Recommendations: Existing Rustic Roads

Roads with No Major Changes		
Road	Plan Recommendations	Public Comments
Bentley Rd	No recommendations	Change extents (MCDOT) * Keep existing extent (HM, RRAC)
Big Woods Rd	No recommendations	
Black Rock Rd	No recommendations	
Budd Rd	No recommendations	
Burdette Ln	No recommendations	
Cattail Rd	No recommendations	
Clopper Rd	No recommendations	
Club Hollow Rd	No recommendations	
Comus Rd	No recommendations	
Elmer School Rd	No recommendations	
Haines Road	No recommendations	
Hawkes Rd	No recommendations	
Hipsley Mill Rd	No recommendations	
Jerusalem Rd	No recommendations	

Roads with No Major Changes		
Road	Plan Recommendations	Public Comments
Jonesville Rd	No recommendations	
Kingsley Rd	No recommendations	
Meeting House Rd	No recommendations	Change extents (MCDOT) * Keep existing extent (HM, RRAC)
Montevideo Rd	No recommendations	
Moore Rd	No recommendations	
Mount Nebo Rd	No recommendations	Add two one-lane culverts as SF
Mountain View Rd	No recommendations	
Prices Distillery Rd	No recommendations	
Purdum Rd	No recommendations	
Rileys Lock Rd	No recommendations	
Sugarland Ln	No recommendations	
Trundle Rd	No recommendations	
Violettes Lock Rd	No recommendations	
West Offutt Rd	No recommendations	
West Willard Rd	No recommendations	
Whites Ferry Rd	No recommendations	
Whites Store Rd	No recommendations	
Zion Rd	No recommendations	

 Existing rustic roads with conflicts between plan recommendations and public comments

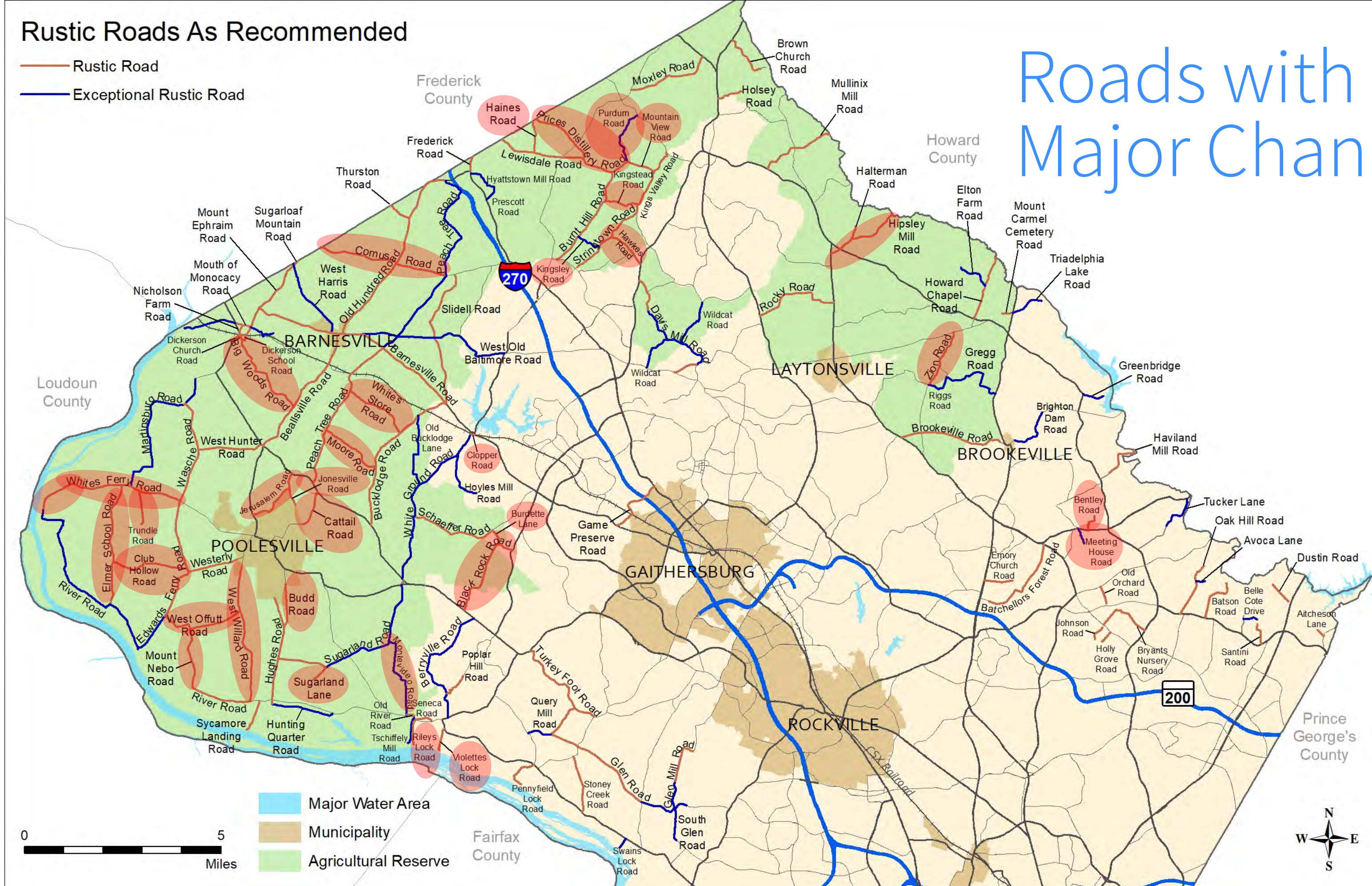
\* Extent changes to Bentley and Meeting House Roads will be discussed in the Extent Changes Recommendations Section of the presentation.



# Rustic Roads As Recommended

- Rustic Road
- Exceptional Rustic Road

# Roads with No Major Changes





# Recommendations: Existing Rustic Roads

## Mount Nebo Road

### Public Comments

- Staff received testimony requesting that the two-one lane culverts on the road be listed as significant features (RRAC).

### Plan Recommendation

- Plan does not discuss culverts as a significant features.

### Rationale

- Staff could not locate any one-lane culverts on Mount Nebo Road. Further, we do not agree that culverts are significant features. The narrowness of road is already a criteria for a rustic road.



Google Street View of southern culvert on Mount Nebo Road



Google Street View of northern culvert on Mount Nebo Road



# Nominated Roads



# Recommendations: Nominated Roads

Nominated Roads Removed from Consideration		
Road	Plan Recommendations	Public Comments
Allnutt Rd	Do not designate rustic	
Awkard Ln	Do not designate rustic	Designate rustic
Barneville Rd (MD 117)	Do not designate rustic (Bucklodge Rd to Clarksburg Rd)	
Conoy Rd	Do not designate rustic	
Georgia Ave	Do not designate rustic	
The farm road	Do not designate rustic	

Nominated Roads		
Road	Plan Recommendations	Public Comments
Aitcheson Ln	Designate rustic	DBU (MCDOT) <b>Resolved</b>
Brighton Dam Rd (extension to existing rustic road)	Do not designate rustic (Bordly Dr to New Hampshire Ave)	
Brown Church Rd	Designate rustic	
Bucklodge Rd (MD 117)	Designate rustic	Support designation (BHS), Snow emergency route
Dickerson Church Rd	Designate rustic	
Dickerson School Rd	Designate rustic	
Emory Church Rd	Designate rustic	
Greenbridge Rd	Designate exceptional rustic	
Halterman Rd	Designate rustic	
Holly Grove Rd	Designate rustic	Support designation (CCA, HGHPA)
Holsey Rd	Designate rustic	Support designation (RRAC), Do not support designation (DCC)
Kings Valley Rd	Designate rustic (part)	
Lewisdale Rd	Designate rustic	
Mount Carmel Cemetery Rd	Designate rustic	Support designation (RRAC), Individual
Mullinix Mill Rd	Designate rustic	
Nicholson Farm Rd	Designate rustic	
Riding Stable Rd	Do not designate rustic	
Seneca Rd	Designate rustic	
Thurston Rd	Designate rustic	

 Nominated roads with conflicts between plan recommendations and public comments



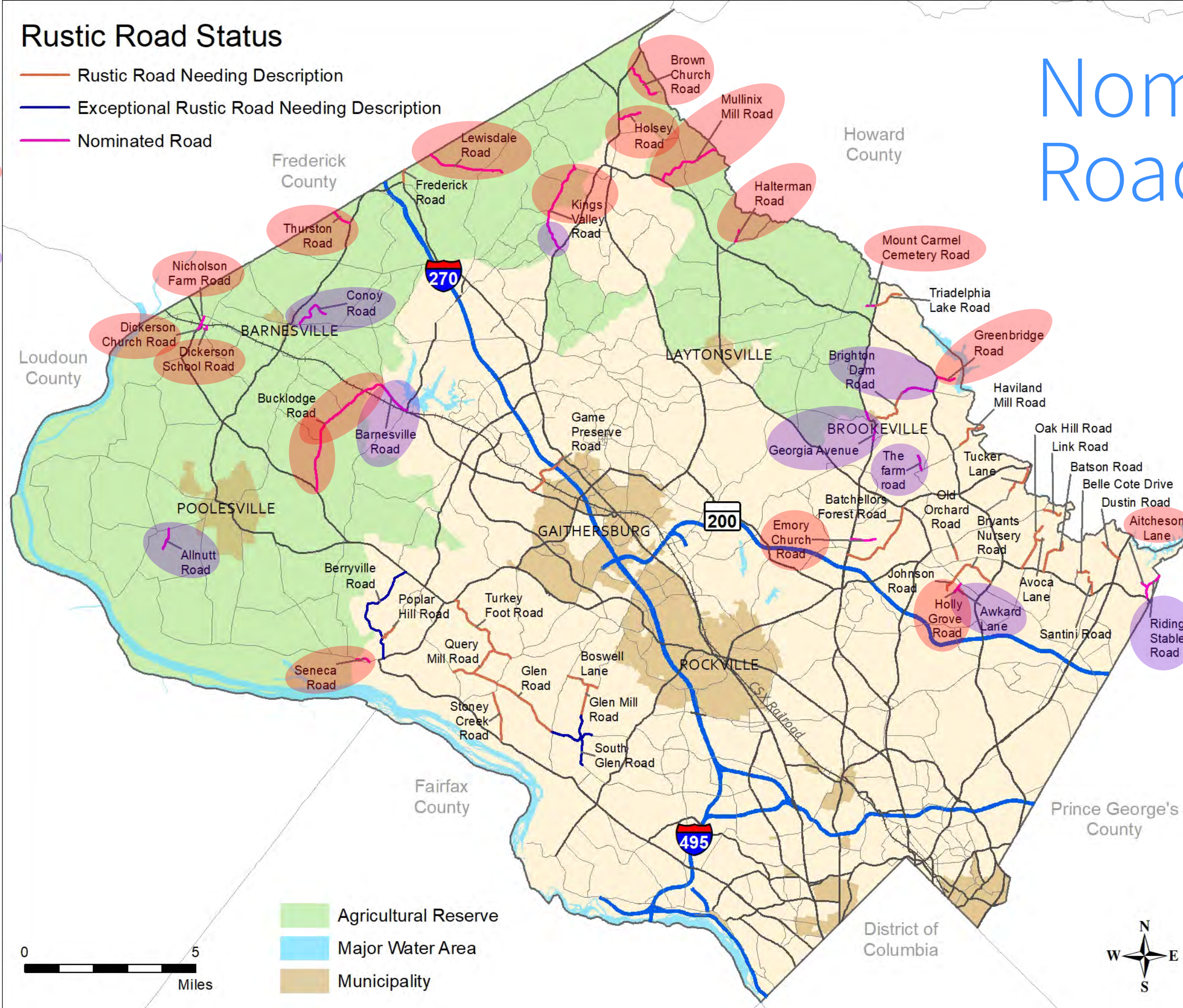
# Rustic Road Status

- Rustic Road Needing Description
- Exceptional Rustic Road Needing Description
- Nominated Road

# Nominated Roads

Nominated Road Recommended as Rustic

Nominated Road Not Recommended as Rustic





# Recommendations: Nominated Roads

## **Awkard Lane**

### Public Comments

- Staff received testimony from the Holly Grove Historical Preservation Association (HGHPA), the Cloverly Civic Association (CCA), and some individuals requesting the road be designated at rustic.

### Plan Recommendation

- Do not designate rustic

### Rationale

- While Awkard Lane meets most of the criteria to be designated rustic, it does not retain the visual character that distinguishes these roads.



Google Street View of Awkard Lane at its intersection with Holly Grove Road



# Recommendations: Nominated Roads

## **Holsey Road**

### Public Comments

- Staff received testimony in support (RRAC) and testimony not supporting (DCC) the designation of the road.

### Plan Recommendation

- Designate as rustic

### Rational

- Holsey Road is surrounded by the 5-acre RC zone and, at the end, the 25-acre Ag Reserve zone. Properties along this road are in sewer category S-6 due to the distance from existing sewer infrastructure and the environmental sensitivity of being in the Patuxent PMA.



Google Street View of Holsey Road



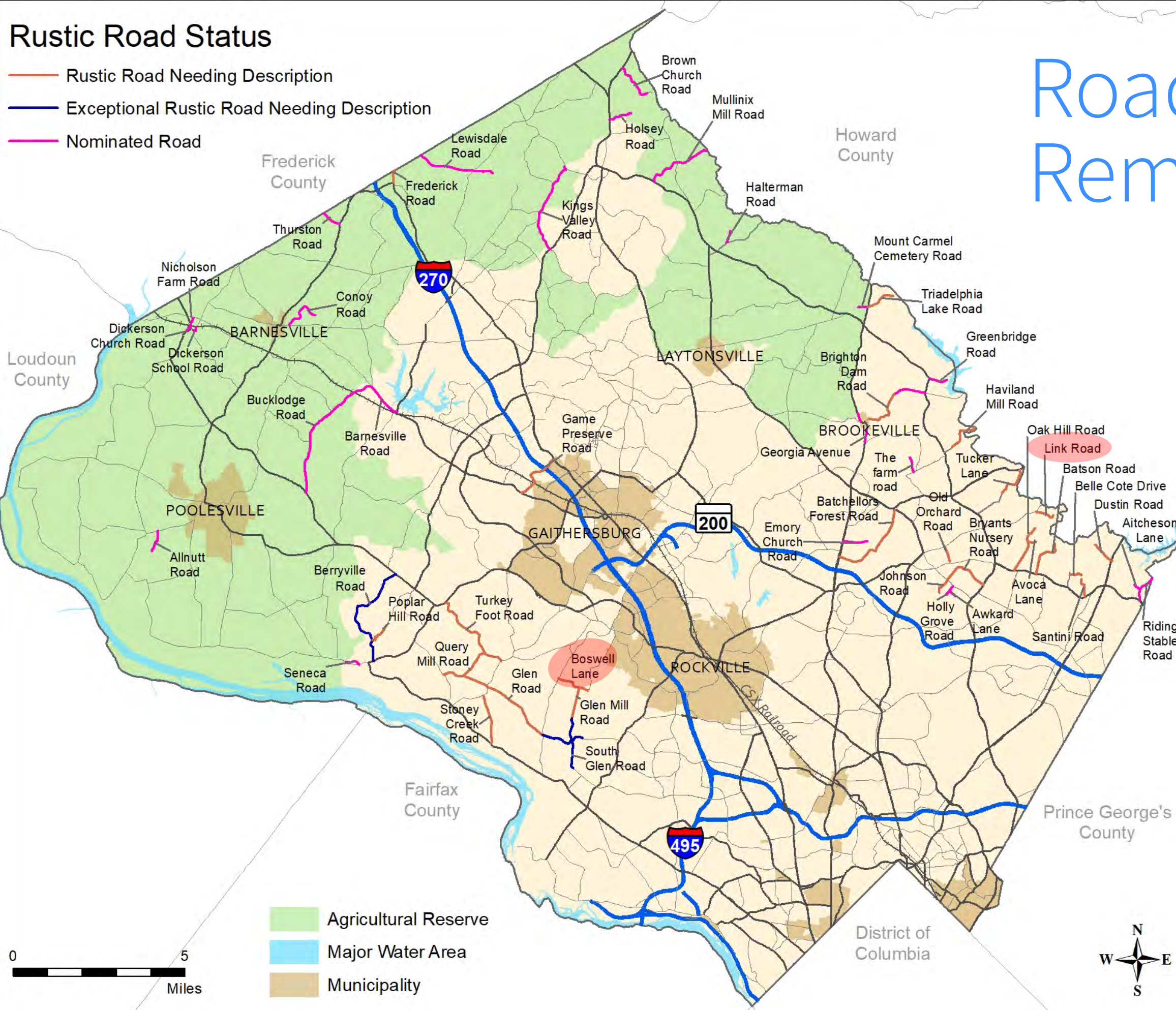
# Roads to be Removed



# Recommendations: Nominated Roads

Roads Currently Recommended to be Removed from the Program		
Road	Plan Recommendations	Public Comments
Boswell Ln	Remove rustic designation	
Link Rd	Remove rustic designation	Question about notifying residents (RRAC). Cloverly Citizens Association supports removing from program





# Roads to Be Removed



# Recommendations: Roads to be Removed

## **Boswell Lane**

### Public Comments

- No public comments received

### Plan Recommendation

- Remove from program

### Rationale

- Boswell Lane has a suburban street character with swales, a regularized pattern of street trees and placement of houses.



Google Street View of Boswell Lane near its intersection with Piney Meetinghouse Road



# Recommendations: Nominated Roads

## Link Road

### Public Comments

- The RRAC asked whether residents of Link Road were notified regarding the recommendation to remove it from the program.

### Plan Recommendation

- Remove from program

### Rationale

- Staff followed proper notification procedures for a functional plan. The portion of Link Road that has rustic characteristics is a private road.



Bing Street View of Link Road at the end of County maintenance



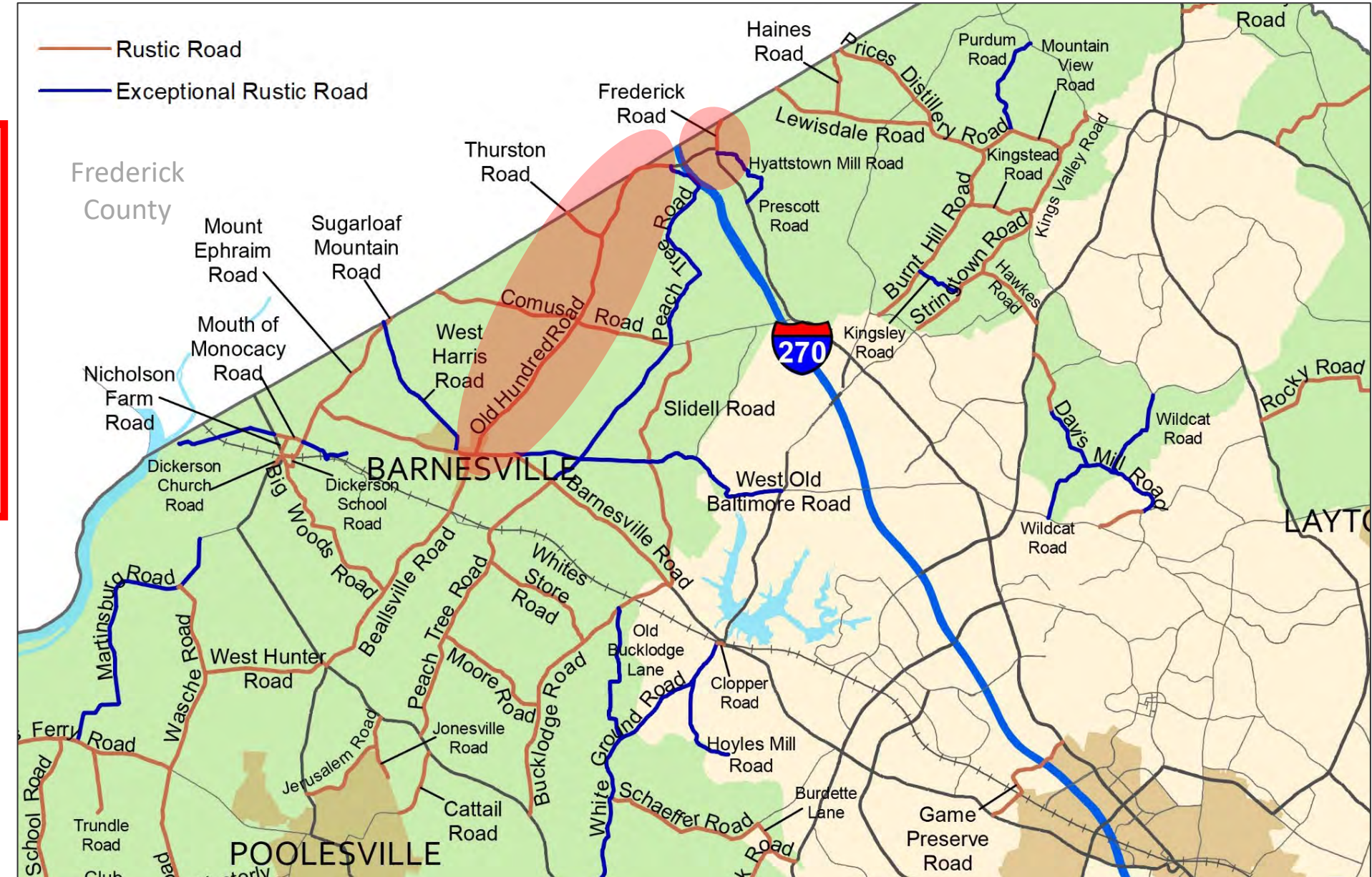



# New Road Profiles by Master Plan



# 1994 Clarksburg Master Plan and Hyattstown Special Study Area

New Road Profile by Master Plan		
Road	Plan Recommendations	Public Comments
Frederick Rd (MD 355)	Approve new road profile	Does not meet the criteria of a rustic road (MCDOT) Retain rustic designation (RRAC) Extend rustic designation (RRAC, Individual)
Old Hundred Rd (MD 109)	Approve new road profile	Do not remove the northern portion of the road (MCA, RRAC, Individual)



 Changes with conflicts between plan recommendations and public comments



# Recommendations: New Road Profiles

## **Frederick Road**

### Public Comments

- Does not meet the criteria for a rustic road. (MCDOT)
- Retain the rustic road designation. (RRAC)

### Plan Recommendation

- Approve road profile as is.

### Rationale

- The road section reflects a rural village in Montgomery County passing through a historic district. The 1994 Clarksburg Master Plan recommends a Hyattstown Bypass and a new I-270 interchange further north to alleviate traffic on the road.



Google Street View of Frederick Road



# Recommendations: New Road Profiles

## Frederick Road (Slide 2)

### Public Comments (Extent Change)

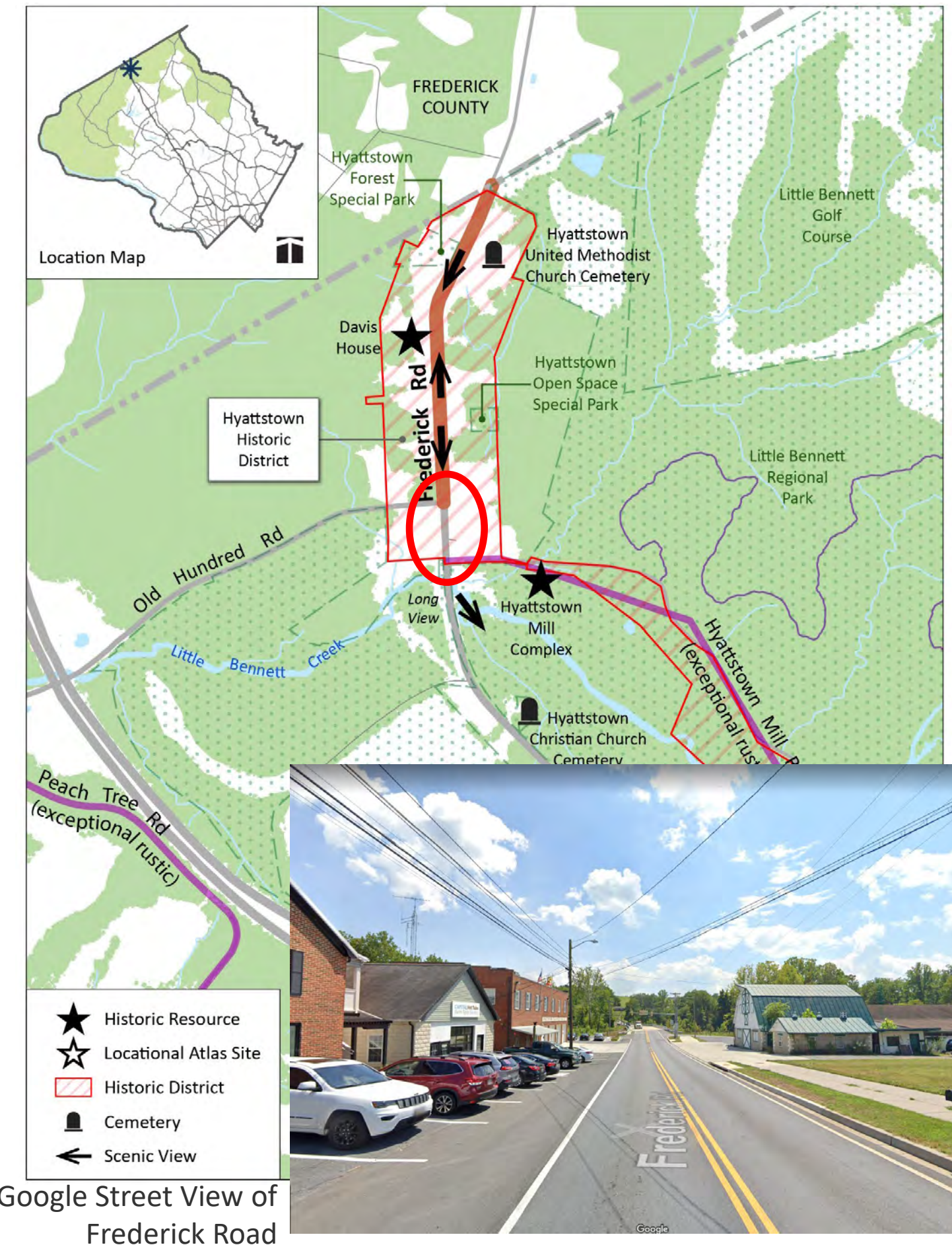
- Consider adding the segment of Frederick Road from Old Hundred to Hyattstown Mill Road to the program.

### Plan Recommendation

- Keep extents as is.

### Rationale

- The section of Frederick Road that the RRAC is proposing to add to the program has large section of front in parking and multiple curb cuts.





# Recommendations: New Road Profiles

## **Old Hundred Road**

### Public Comments

- Do not remove the section of Old Hundred Road between Peach Tree Road and Frederick Road. Instead add language to support changes to the interchange that will make it safer. (MCA)
- The section of road meets the rustic roads criteria. (RRAC)

### Plan Recommendation

- Approve road profile as is.

### Rationale

- The portion of Old Hundred Road around I-270 has the visual characteristics of a freeway with off ramps.

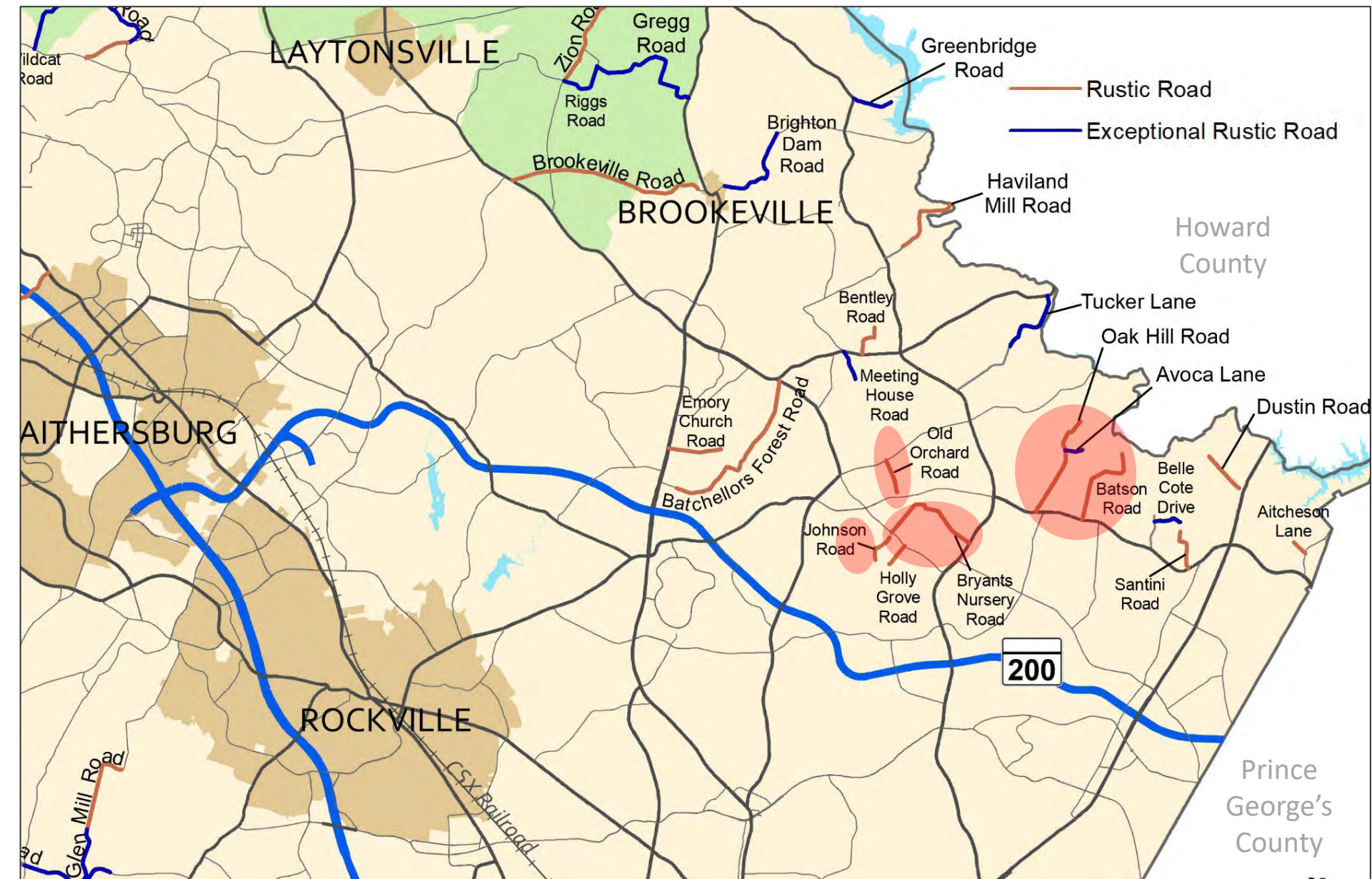


Google Street View of Old Hundred Road



# 1997 Cloverly Master Plan

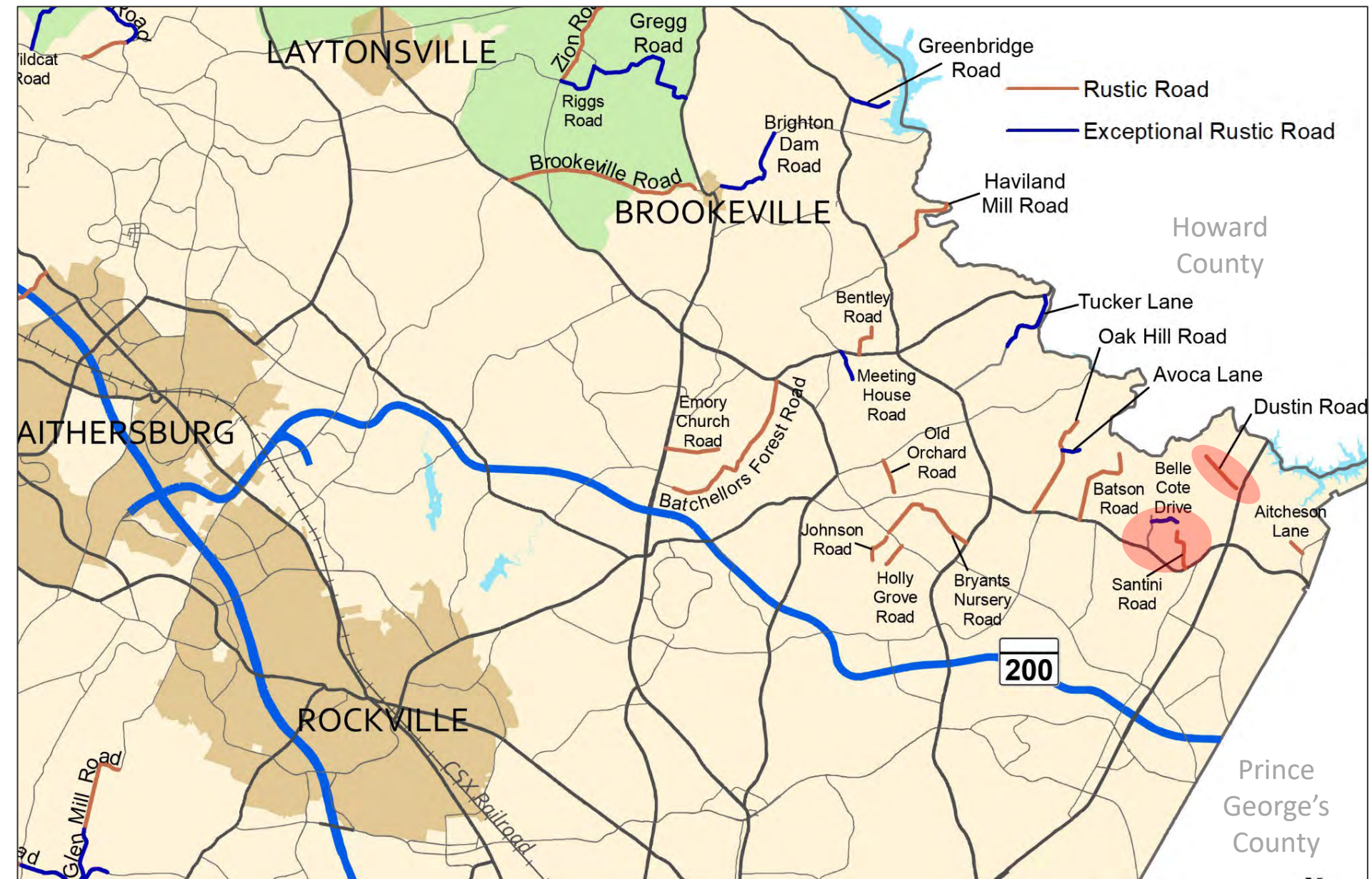
New Road Profile by Master Plan		
Road	Plan Recommendations	Public Comments
Avoca Ln	Approve new road profile	
Batson Rd	Approve new road profile	Support for rustic roads designation (CCA)
Bryant Nursery Rd	Approve new road profile	
Johnson Rd	Approve new road profile Update Extents	Support for rustic roads designation (CCA)
Link Rd	Remove rustic designation	Support for keeping the road in the program (RRAC) <b>Resolved</b>
Oak Hill Rd	Approve new road profile	
Old Orchard Rd	Approve new road profile	DBU (MCDOT) <b>Resolved</b>





# 1997 Fairland Master Plan

New Road Profile by Master Plan		
Road	Plan Recommendations	Public Comments
Belle Cote Dr	Approve new road profile Change classification *	DBU (MCDOT) <b>Resolved</b>
Dustin Rd	Approve new road profile Update Extents	
Santini Rd	Approve new road profile	

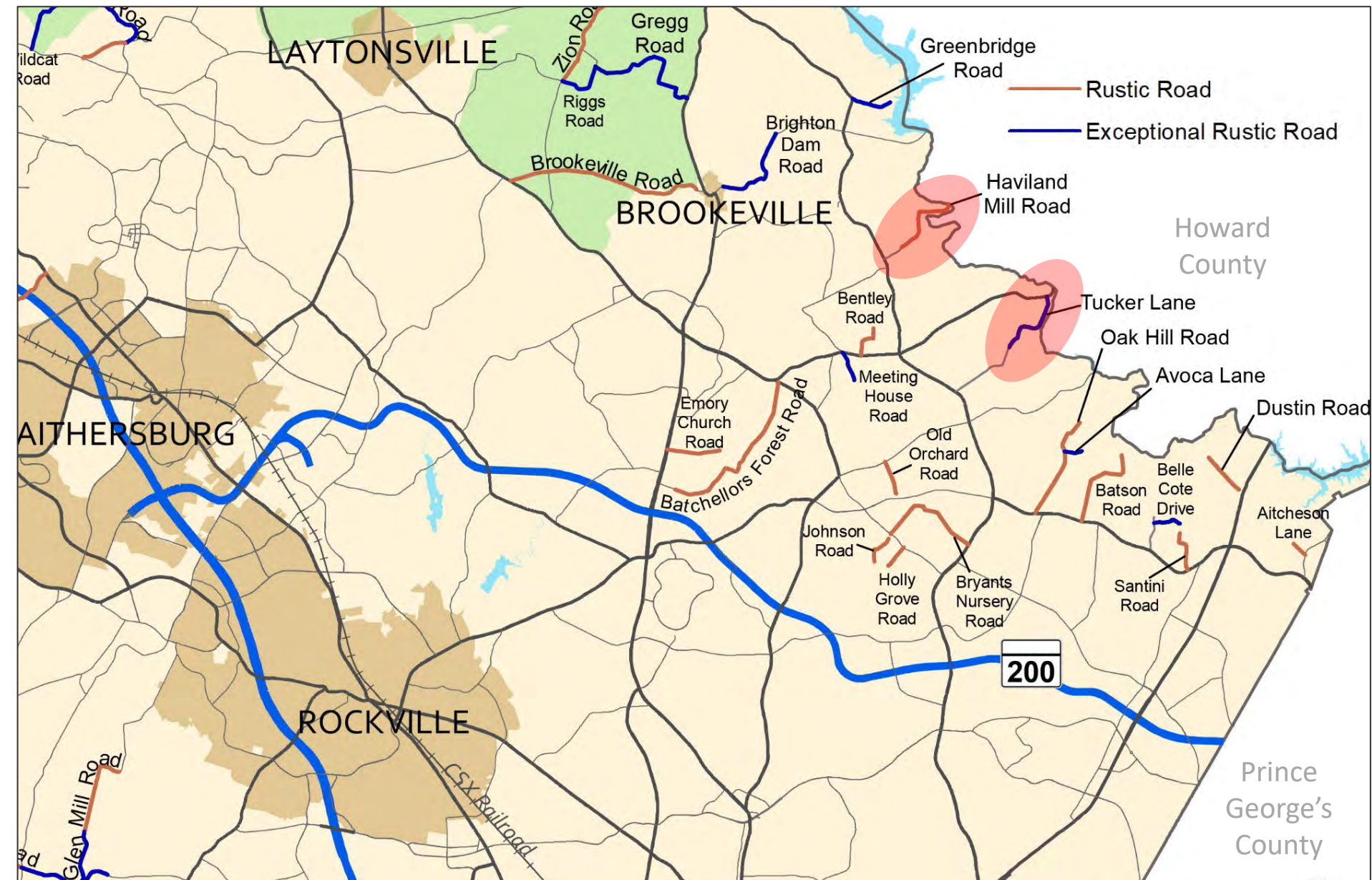


\* Road classification change will be discussed in the Road Classifications Recommendations Section of the presentation.



# 1998 Sandy Spring/Ashton Master Plan

New Road Profile by Master Plan		
Road	Plan Recommendations	Public Comments
Haviland Mill Rd	Approve new road profile	
Tucker Ln	Approve new road profile Change classification *	Tucker Lane is treated like a speedway.



\* Road classification change will be discussed in the Road Classifications Recommendations Section of the presentation.



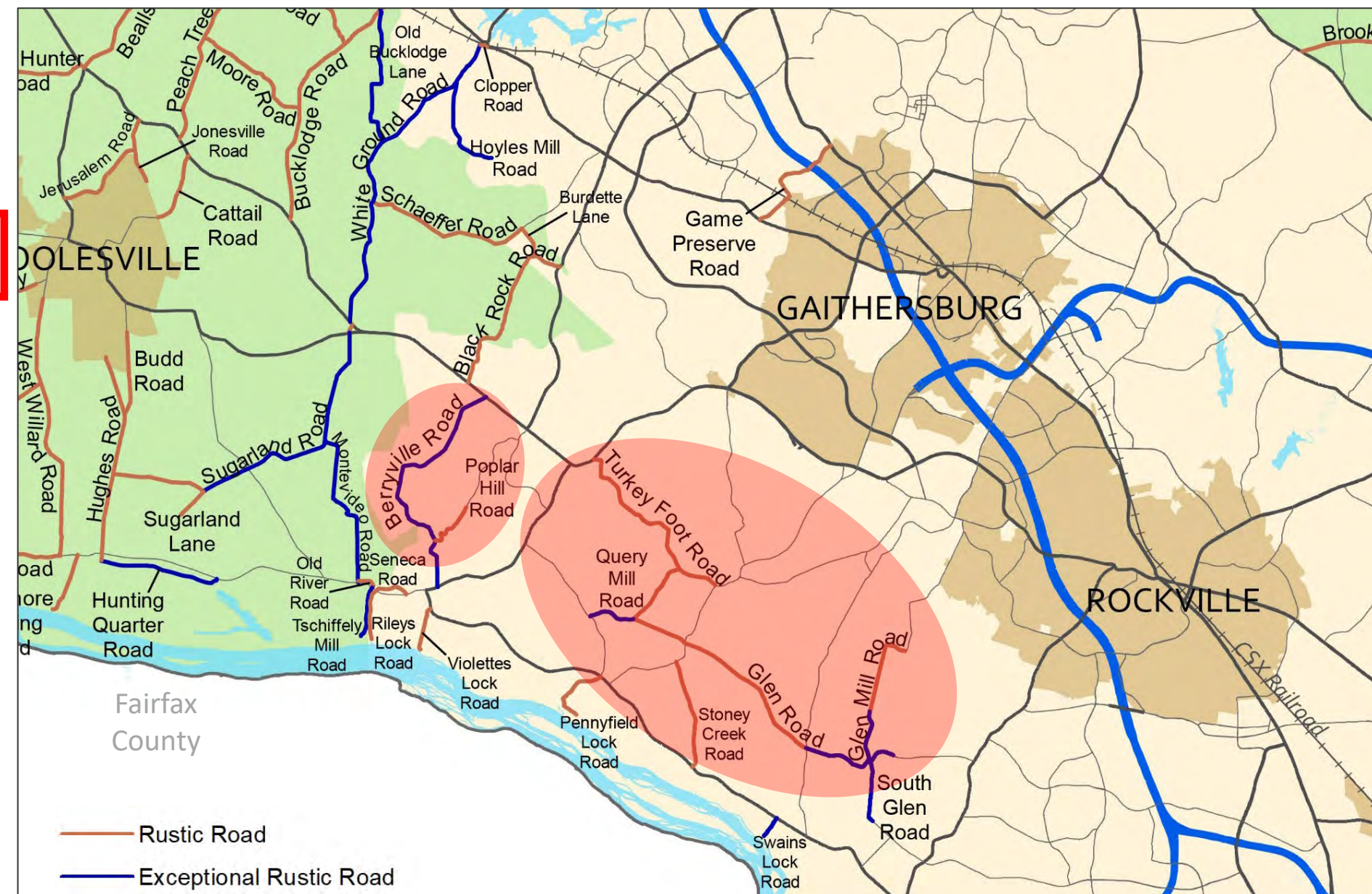
# 2002 Potomac Subregion Master Plan

New Road Profile by Master Plan

Roads	Plan Recommendations	Public Comments
Berryville Rd	Approve new road profile	
Boswell Ln	Remove rustic designation <b>Resolved</b>	
Glen Rd	Approve new road profile	
Glen Mill Rd	Approve new road profile	Add hedgerows to significant features (RRAC)
Poplar Hill Rd	Approve new road profile	DBU (MCDOT) <b>Resolved</b>
Query Mill Rd	Approve new road profile Change part of road designation *	
South Glen Rd	Approve new road profile	
Stoney Creek Rd	Approve new road profile	
Turkey Foot Rd	Approve new road profile Update extents	Safety concerns at intersection with Darnestown Rd

\* Road classification change will be discussed in the Road Classifications Recommendations Section of the presentation.

Public comments to be discussed





# 2002 Potomac Subregion Master Plan

## Glen Mill Road

### Significant Feature

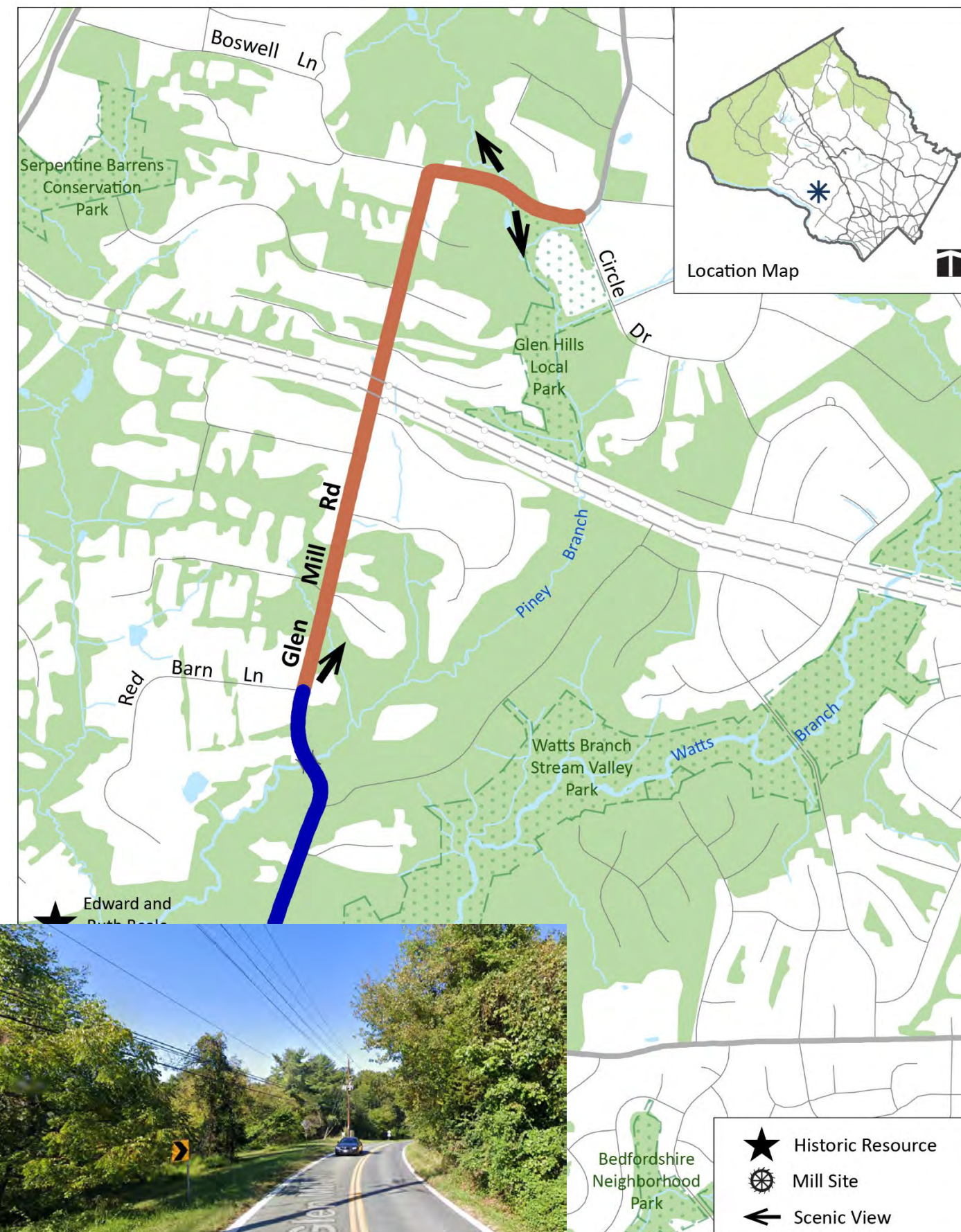
- Add the hedgerows mentioned in the Environmental Section as a significant feature (RRAC).

### Plan Recommendation

- Approve road profile as is

### Rationale

- There are no apparent hedgerows along the rustic portion of Glen Mill Road. Latest aerial photography was used to create the forest layer of the maps.



Google Street View of Glen Mill Road west of Circle Drive

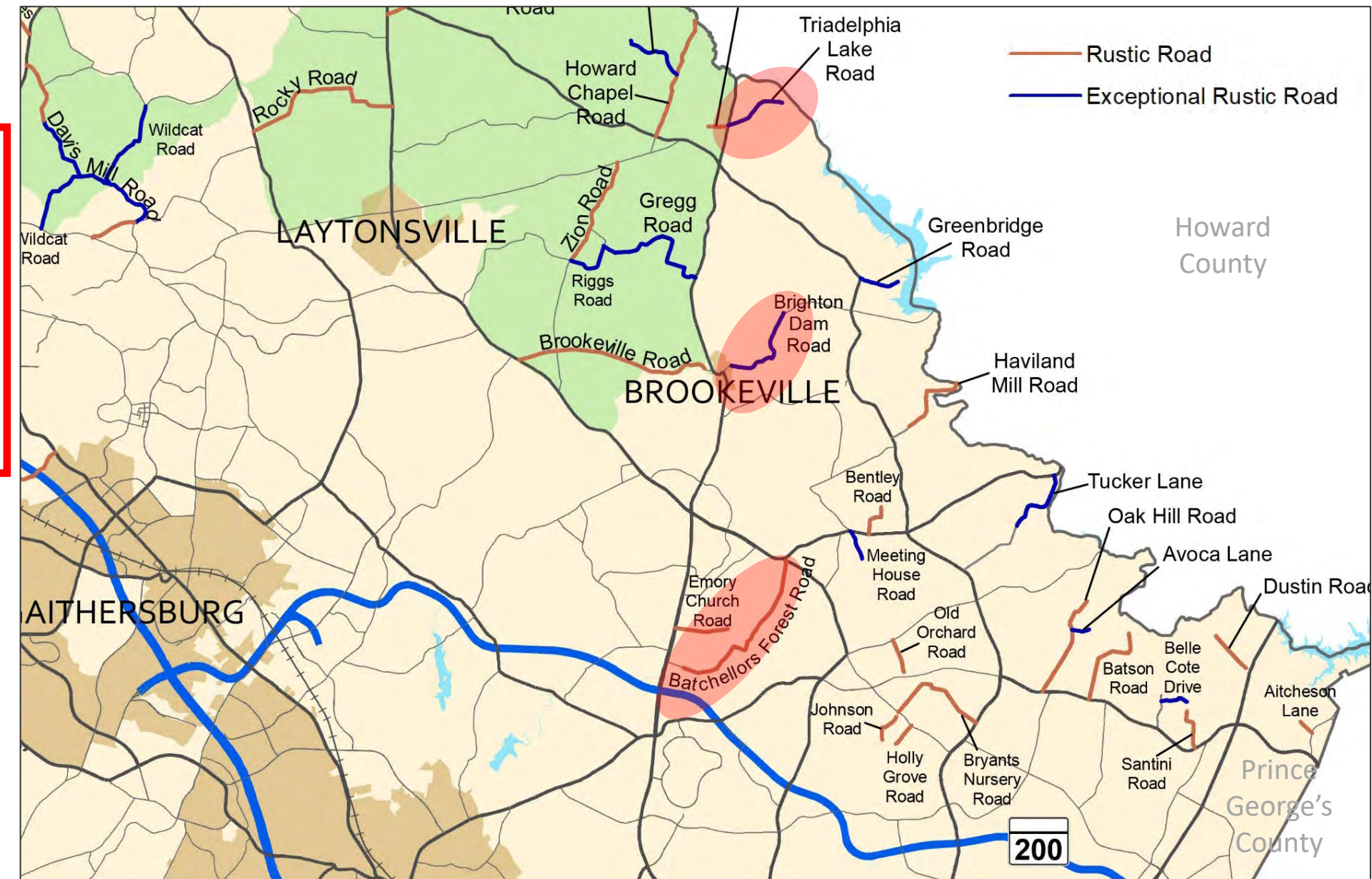


# 2005 Olney Master Plan

New Road Profile by Master Plan		
Road	Plan Recommendations	Public Comments
Batchellors Forest Rd	Approve new road profile Update extents	Concerns with safety with increased development and inclusion in program. (MCDOT)  Replace the text in the Traveling Experience discussing shared use paths along the road with text discussing a natural surface trail. (RRAC)
Brighton Dam Rd	Approve new road profile Change classification * Do not designate rustic	
Triadelphia Lake Rd	Approve new road profile	

\* Road classification change will be discussed in the Road Classifications Recommendations Section of the presentation.

Public comments to be discussed





# 2005 Olney Master Plan

## **Batchellors Forest Road**

### Public Comments (Inclusion in Program)

- MCDOT is concerned about safety with increased development along the road. Questions whether the road should still be included in the program.

### Plan Recommendation

- Keep the road in the program

### Rationale

- This road has been a frequent subject of debate. Staff is looking for guidance from the Planning Board to make a final determination.



Google Street View of Batchellors Forest Road



# 2005 Olney Master Plan

## Batchellors Forest Road

### Public Comments (Sidepath)

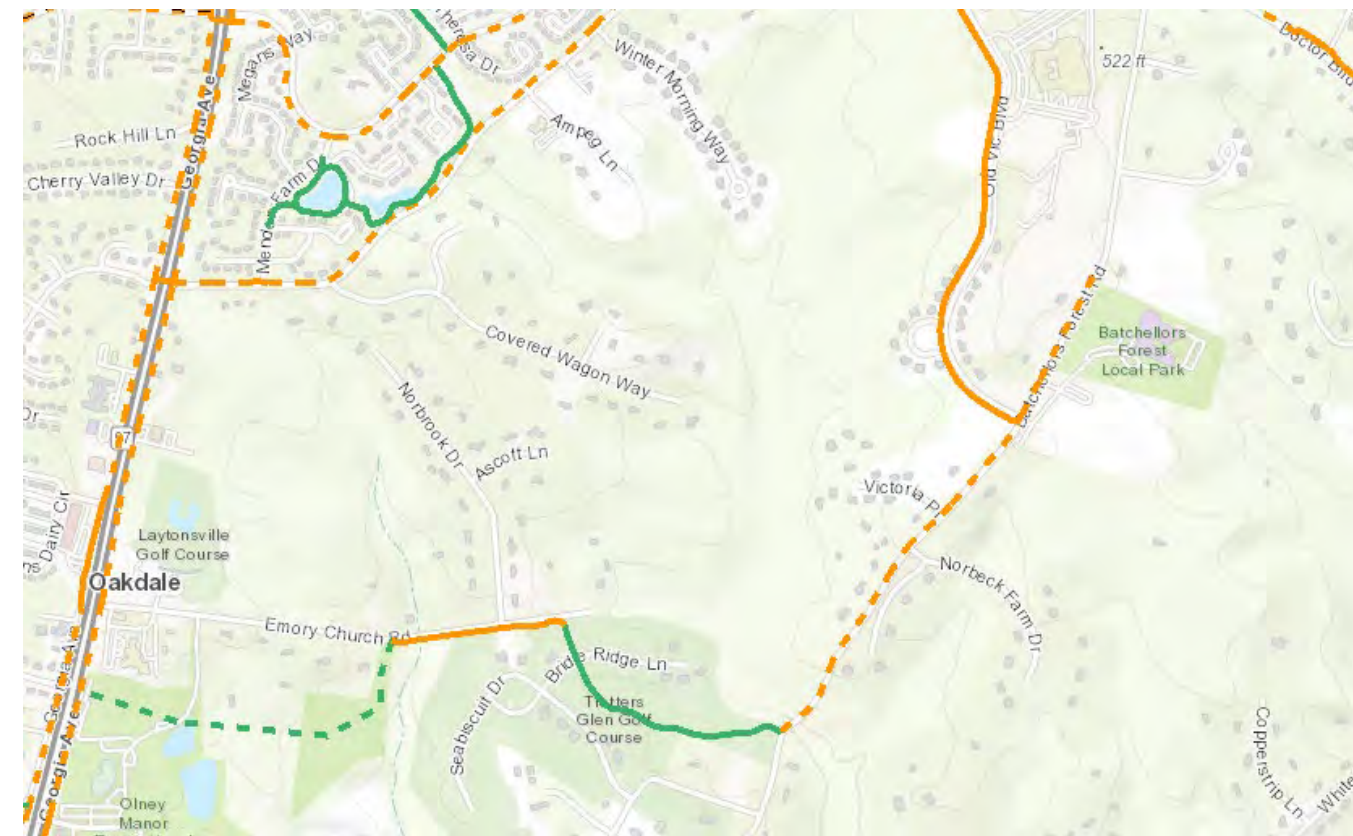
- Replace text in the Traveling Experience describing a recommended shared use path along the road with text instead describing a natural surface trail. (RRAC)

### Plan Recommendation

- No change to the text

### Rationale

- A grassy path is not sufficient for providing a safe and convenient route for children to get to school and would be difficult to navigate on a bicycle or other wheeled transportation options.



Existing and proposed sidepaths and Trails along Batchellors Forest Road from Georgia Avenue to Farquhar Middle School



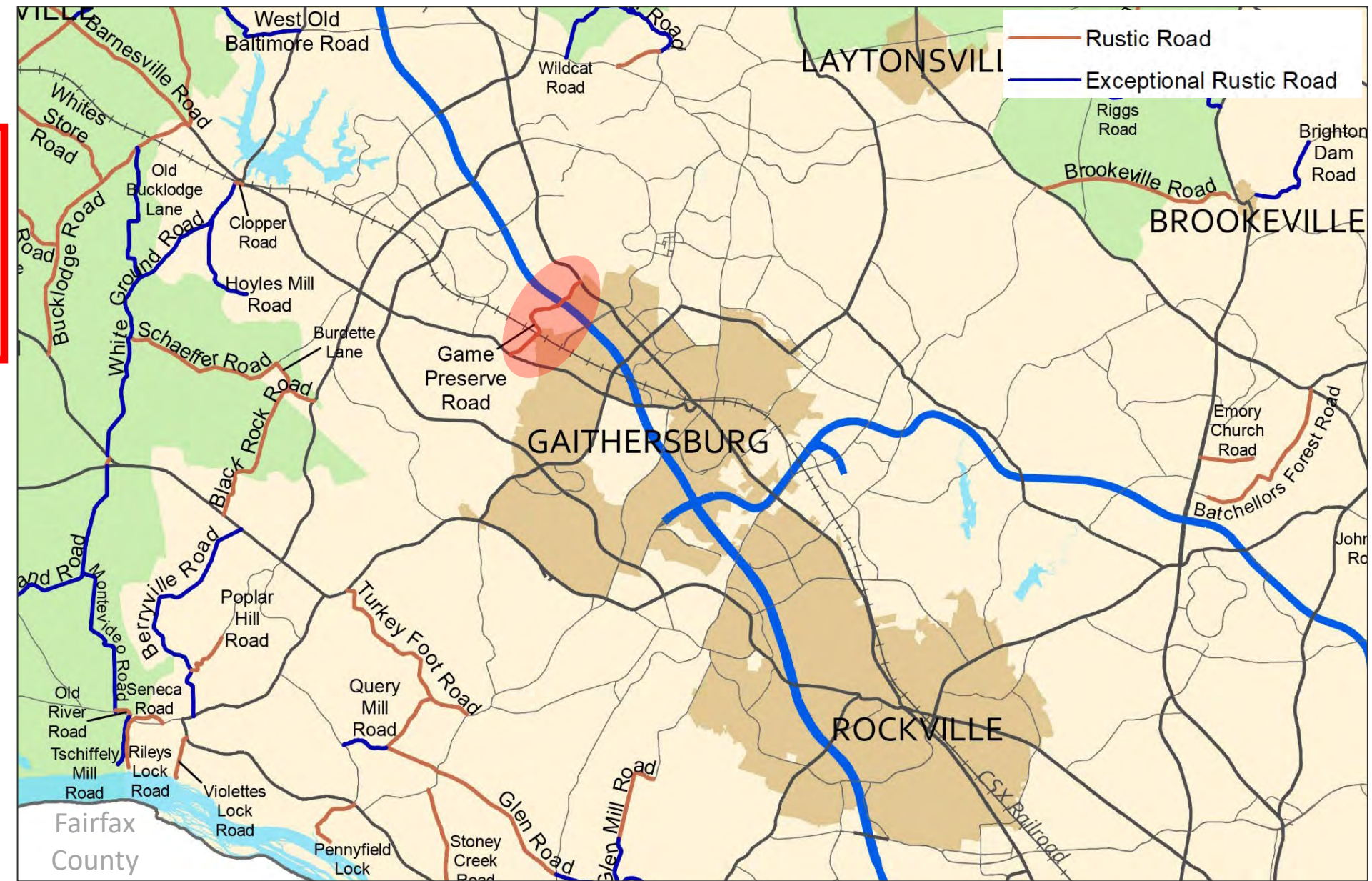
Google Street View of Natural surface trail along Batchellors Forest Road (dated 2019)



# 2010 Great Seneca Science Corridor Master Plan

New Road Profile by Master Plan		
Road	Plan Recommendations	Public Comments
Game Preserve Rd	Approve new road profile	<p>Consider refining the length of the rustic road designation (MCDOT)</p> <p>The road meets the criteria of the program (RRAC)</p>

 Public comments to be discussed





# 2010 Great Seneca Science Corridor Master Plan

## Game Preserve Road

### Public Comments (Refine Extents)

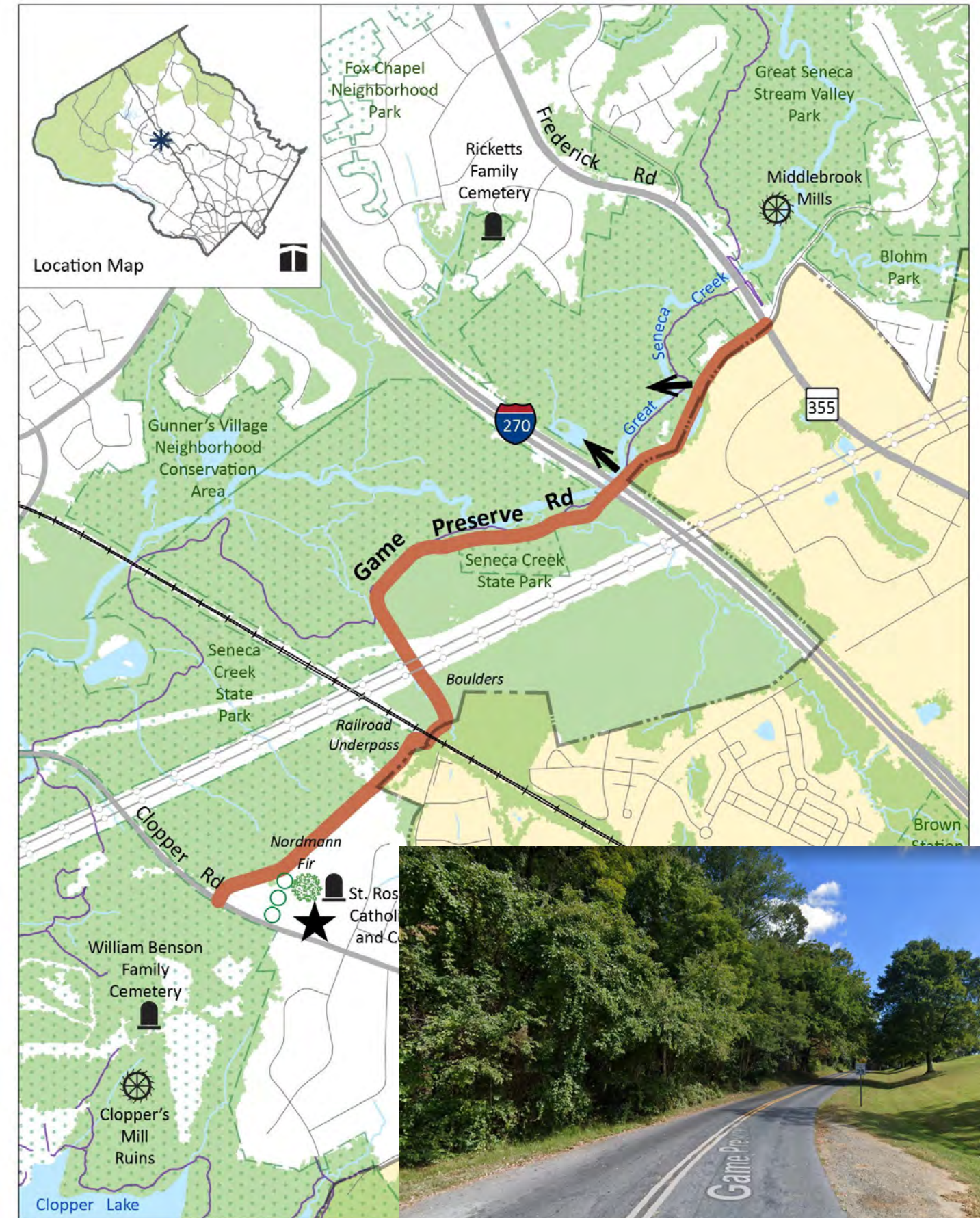
- MCDOT is concerned with crash histories and proposed development along the road. Suggests refining the length of the rustic road designation.
- The road meets the criteria of the program. (RRAC)

### Plan Recommendation

- Do not change the extents of the road.

### Rationale

- This road has been a frequent subject of debate. Staff is looking for guidance from the Planning Board to make a final determination.

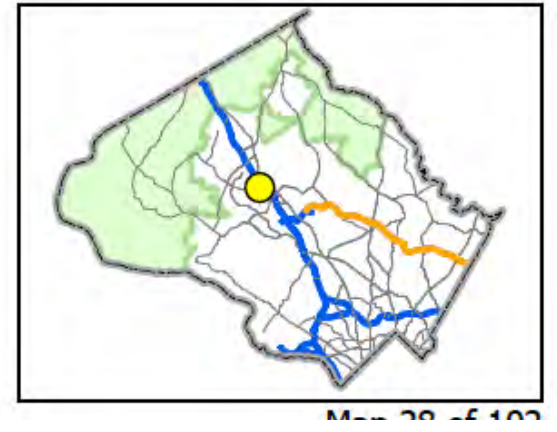
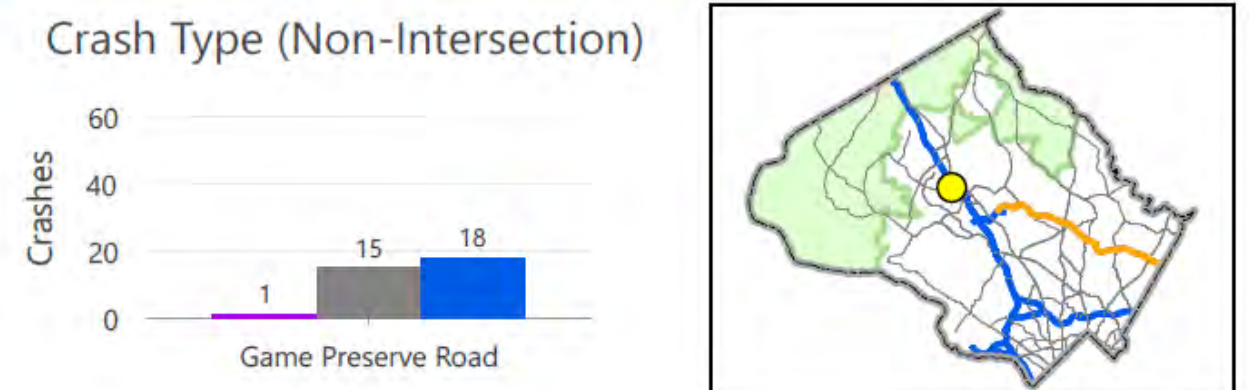
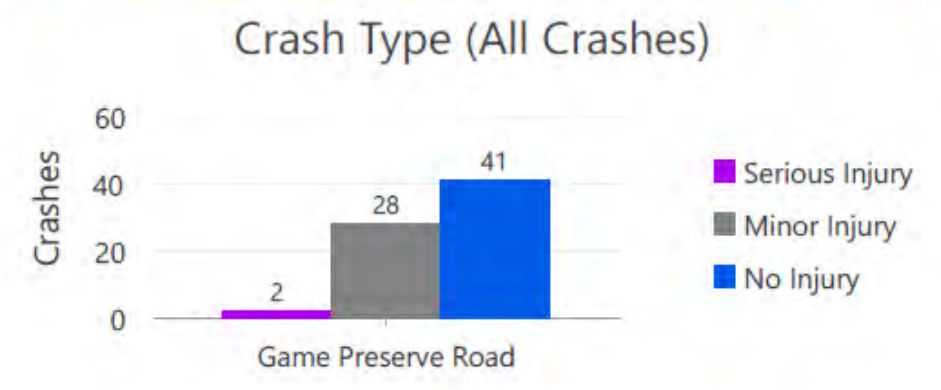
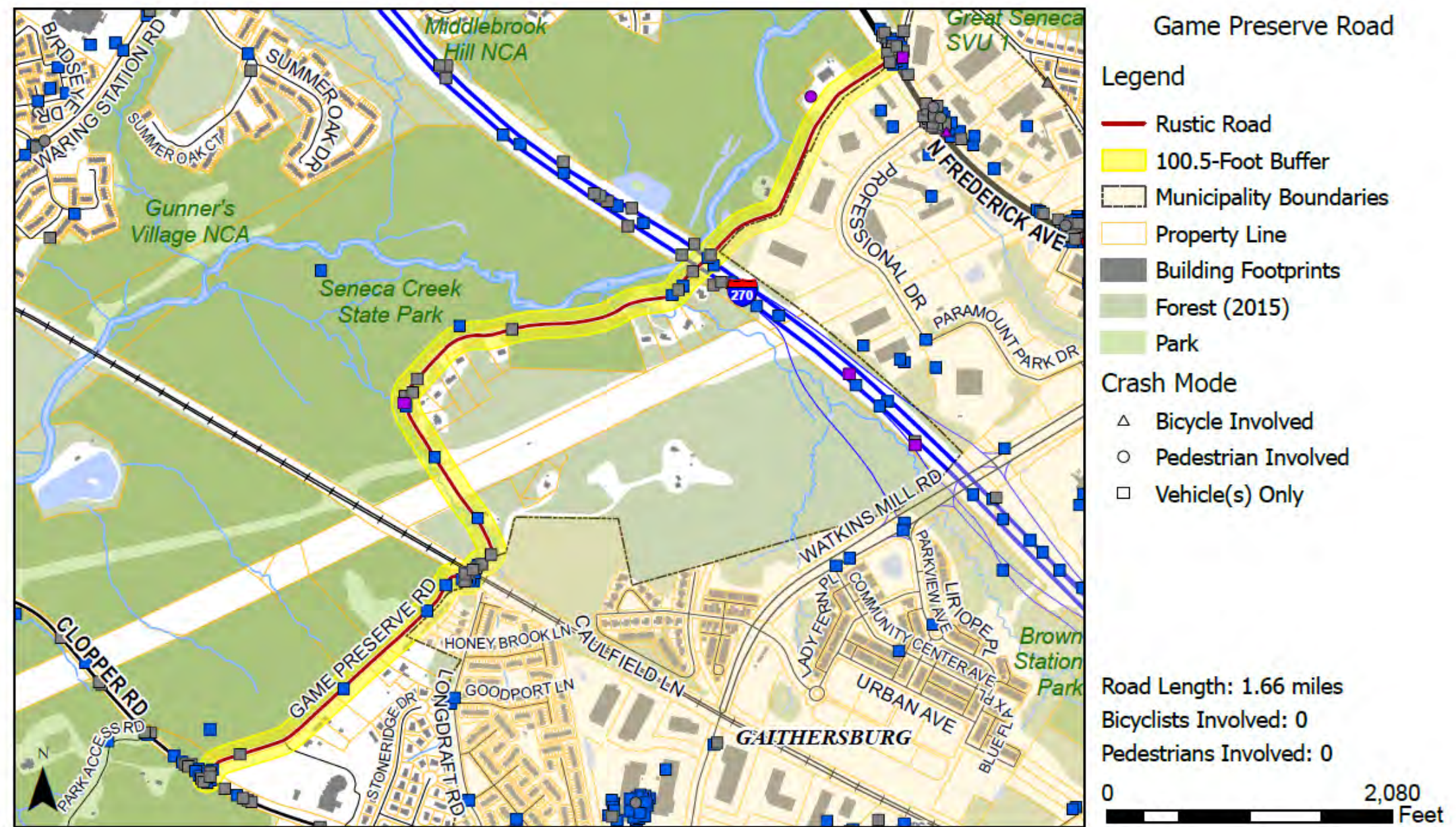


Google Street View of the Game Preserve Road



# 2010 Great Seneca Science Corridor Master Plan

## Game Preserve Road






# Extent Changes



# Recommendations: Extent Changes

Extent Changes for Existing Rustic Roads		
Road	Plan Recommendations	Public Comments
Batchellors Forest Rd	Update extents <b>Resolved</b>	Consider change in classification due to substantial suburban development on road and increased traffic.
Bentley Rd	No recommendations	Change extents (MCDOT)
Brookeville Rd	Update extents	Do not remove the recommended section of road to be added to program (MCA).
Dustin Road	Update extents	
Gregg Rd	Update significant features Change to exceptional rustic	Designate rustic additional section of road
Hoyles Mill Rd	Update extents	
Hughes Road	Update extents	
Johnson Road	Update extents	
Meeting House Rd	No recommendations	Change extents (MCDOT)
Mount Ephraim Rd	Update extents	

Extent Changes for Existing Rustic Roads		
Road	Plan Recommendations	Public Comments
Mouth of Monocacy Rd	Update extents	Recommends including the B&O Viaduct as a significant feature (RRAC)
Old Hundred Rd	Update extents <b>Resolved</b>	Do not remove the northern portion of the road (MCA, RRAC, Individual)
Schaeffer Rd	Update extents	Do not remove the eastern end of the road (BHS, MCA)
Slidell Rd	Update extents	
Stringtown Rd	Update extents	
Sugarloaf Mountain Rd	Update extents	
Turkey Foot Rd	Update extents	
West Harris Rd	Update extents	

 Extent changes with conflicts between plan recommendations and public comments



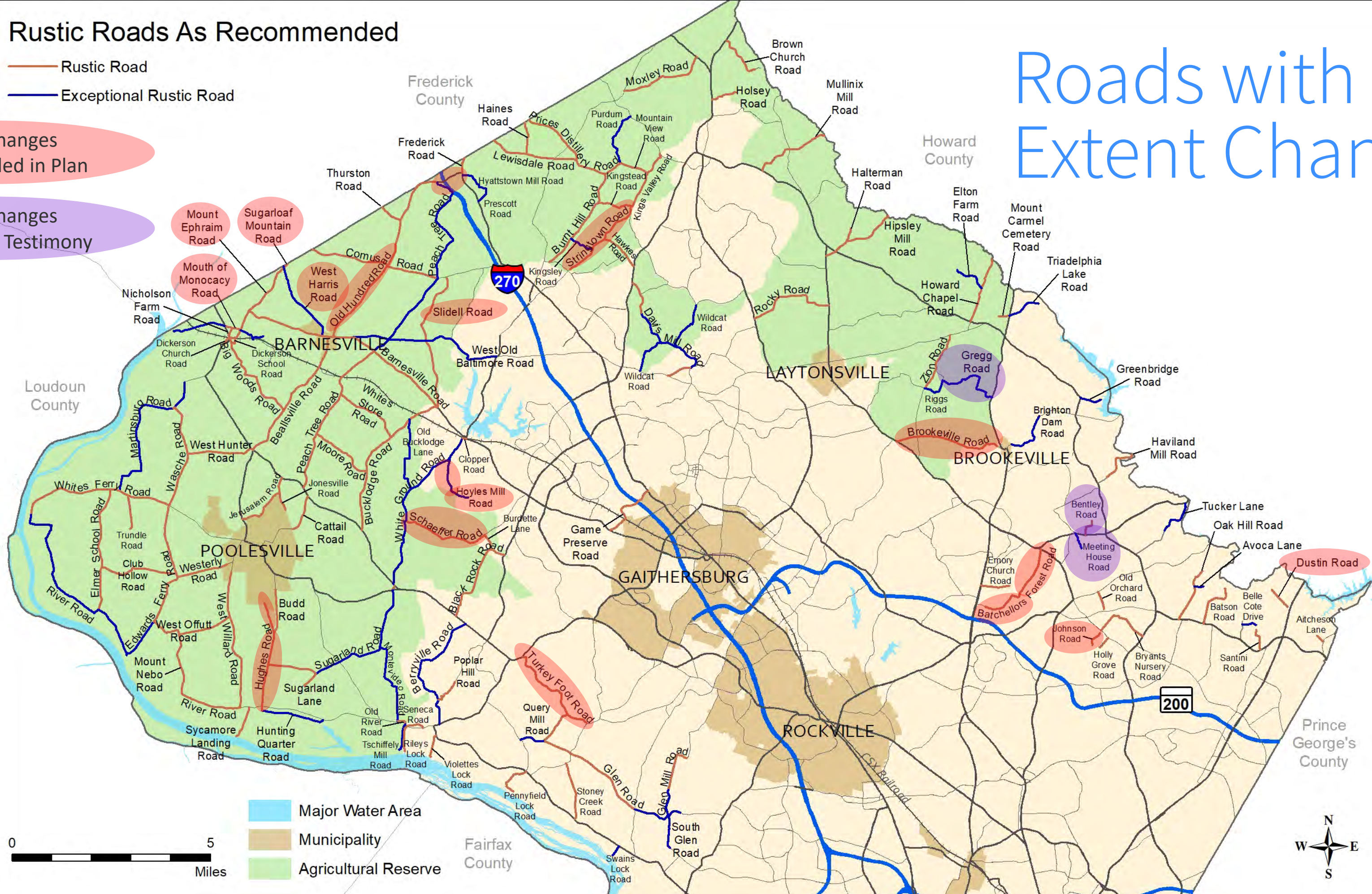
# Rustic Roads As Recommended

- Rustic Road
- Exceptional Rustic Road

Extent Changes Recommended in Plan

Extent Changes Suggested in Testimony

# Roads with Extent Changes





# Recommendations: Extent Changes

## Bentley Road

### Public Comments

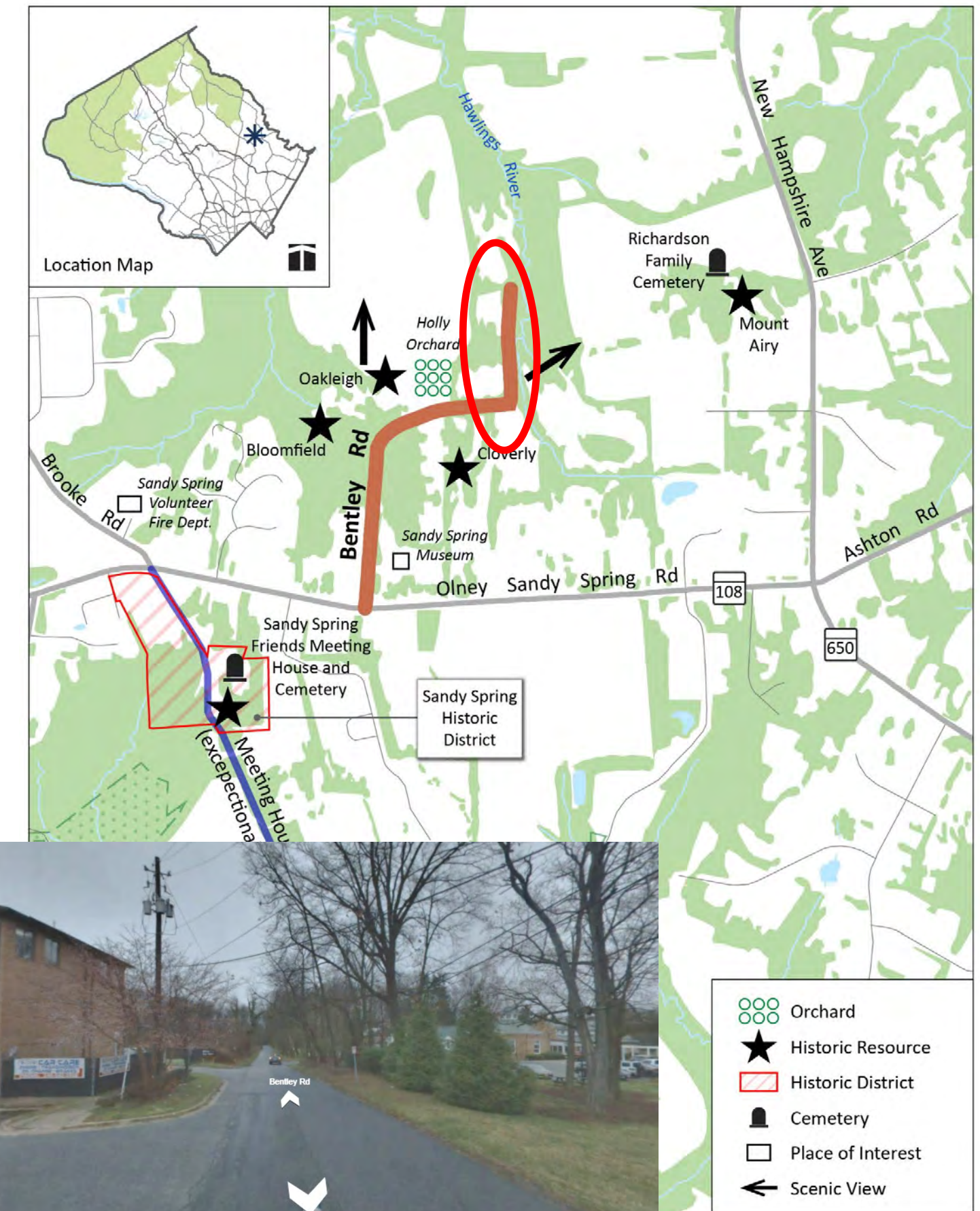
- MCDOT is concerned that part of the road does not meet the criteria of a rustic road (CRN zone).
- The road meets the criteria of the program. (HM)

### Plan Recommendation

- Do not change the extents of the road.

### Rationale

- Bentley Road is a short, low volume, dead end road. Just because there is museum on the road, does not make it not rustic. The development will generate very little traffic. The road section reflects a rural village in Montgomery County passing through a historic district.



Bing Street View of Bentley Road



# Recommendations: Extent Changes

## Brookeville Road

### Public Comments

- Opposed to removing the roundabout portion of the road from the program (RRAC, MCA)

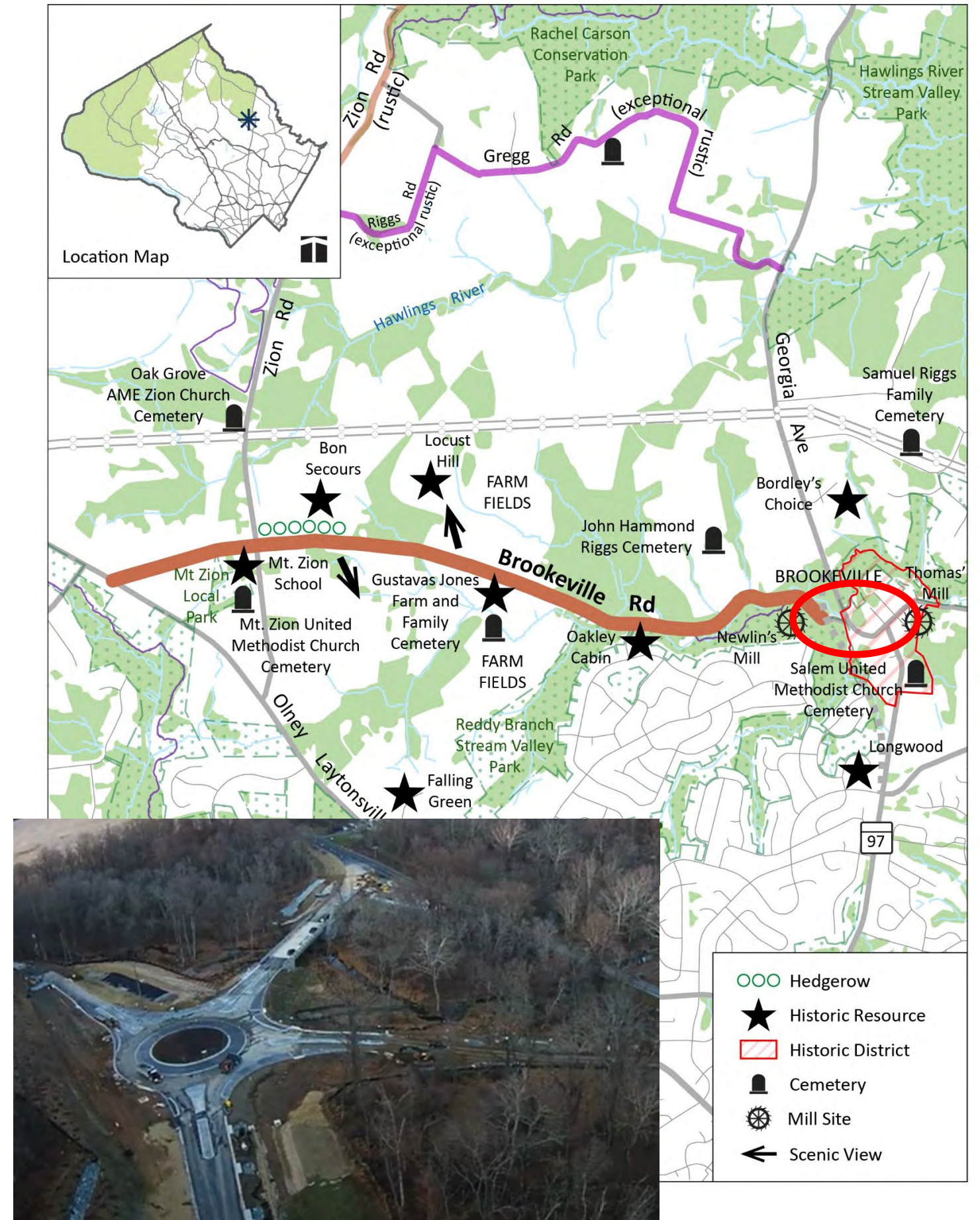
### Plan Recommendation

- Change the extents of the road.

### Rationale

- The section being removed from the program is being partially realigned and entirely rebuilt as part of the project. It will essentially be a new road built to modern standards, including a very modern looking roundabout.

YouTube drone video dated December 5, 2022





# Recommendations: Extent Changes

## Gregg Road

### Public Comments

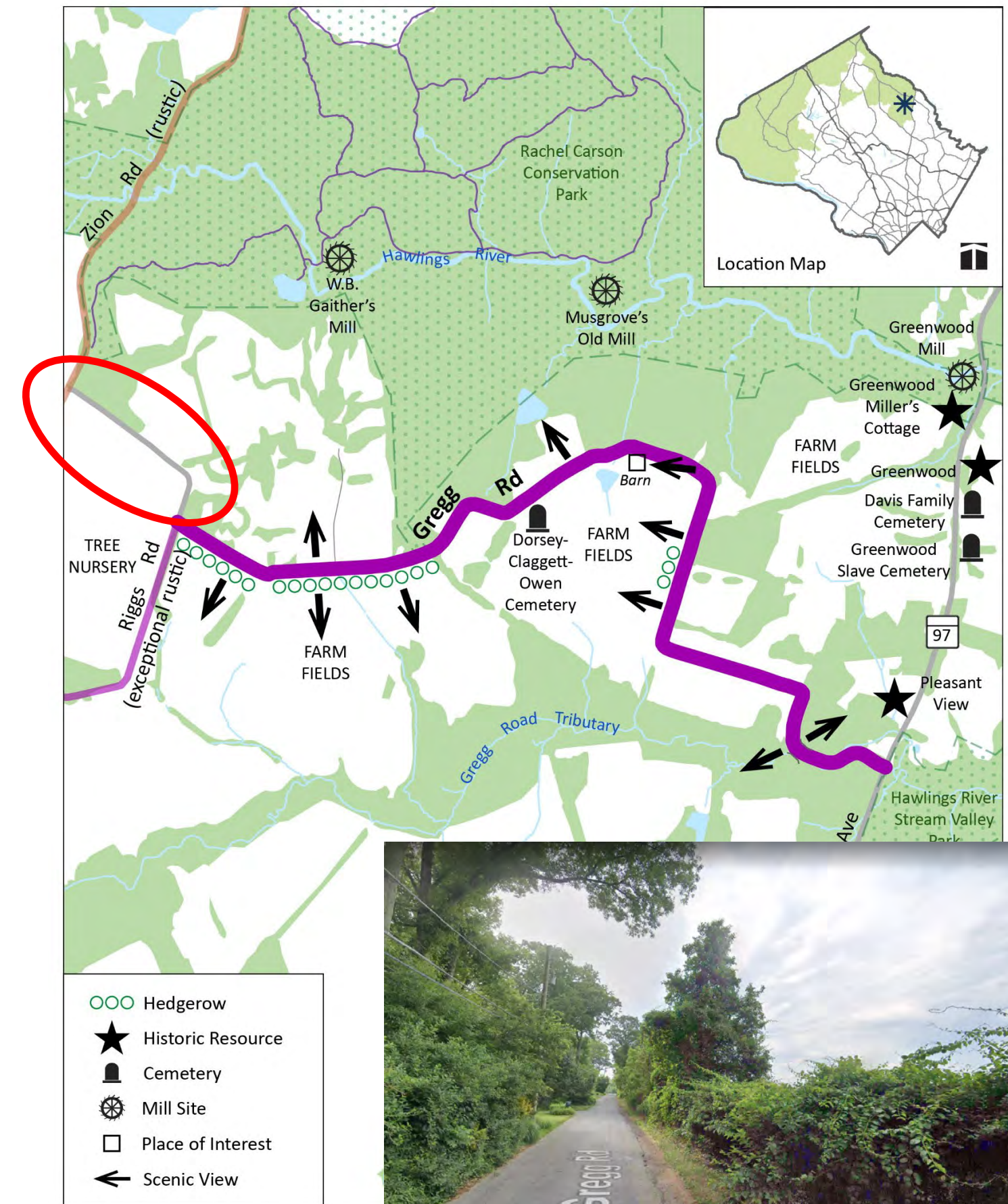
- Designate Gregg Road rustic between Zion Road and Riggs Road.

### Plan Recommendation

- Did not discuss.

### Rationale

- Staff supports this recommendation, as does the RRAC. The current non-rustic portion of Gregg Road has similar characteristics as the proposed exceptional rustic portion of the road. Additionally, the two ends of the non-rustic portion of Gregg Road are intersected by Zion Road (rustic road) and Riggs Road (exceptional rustic road).



Google Street View of Gregg Road





# Recommendations: Extent Changes

## Meeting House Road

### Public Comments

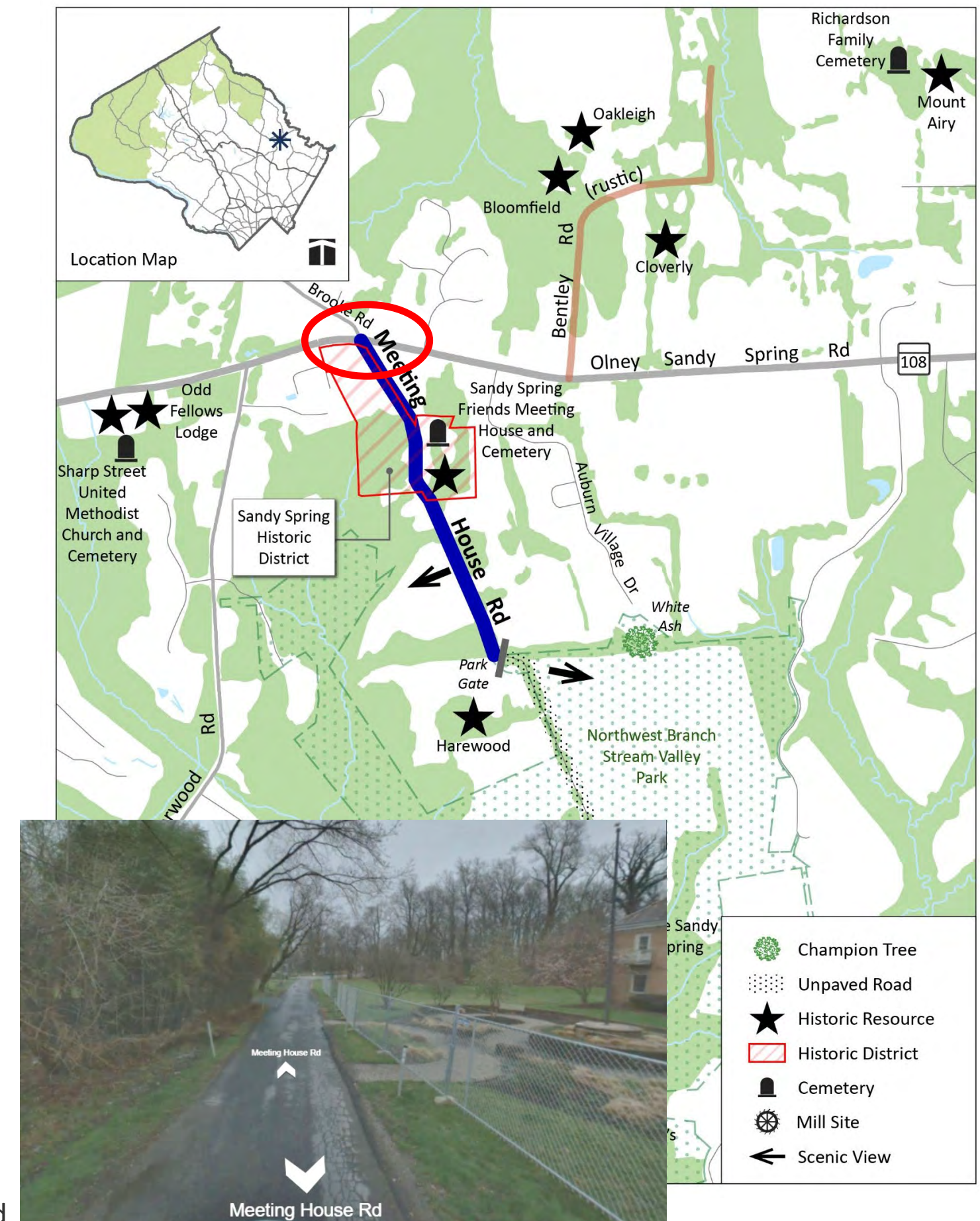
- MCDOT is concerned that part of the road does not meet the criteria of a rustic road (CRN zone).
- The road meets the criteria of the program. (HM)

### Plan Recommendation

- Do not change the extents of the road.

### Rationale

- Meeting House Road is a short, low volume, dead end road within a Master Plan Historic District. The presence of a mixed-use development on the road does not preclude a rustic designation. The development will generate very little traffic. Access is also gained from MD 108. The road section reflects a rural village in Montgomery County passing through a historic district.



Bing Street View of Meeting House Road



# Recommendations: Extent Changes

## Schaeffer Road

### Public Comments

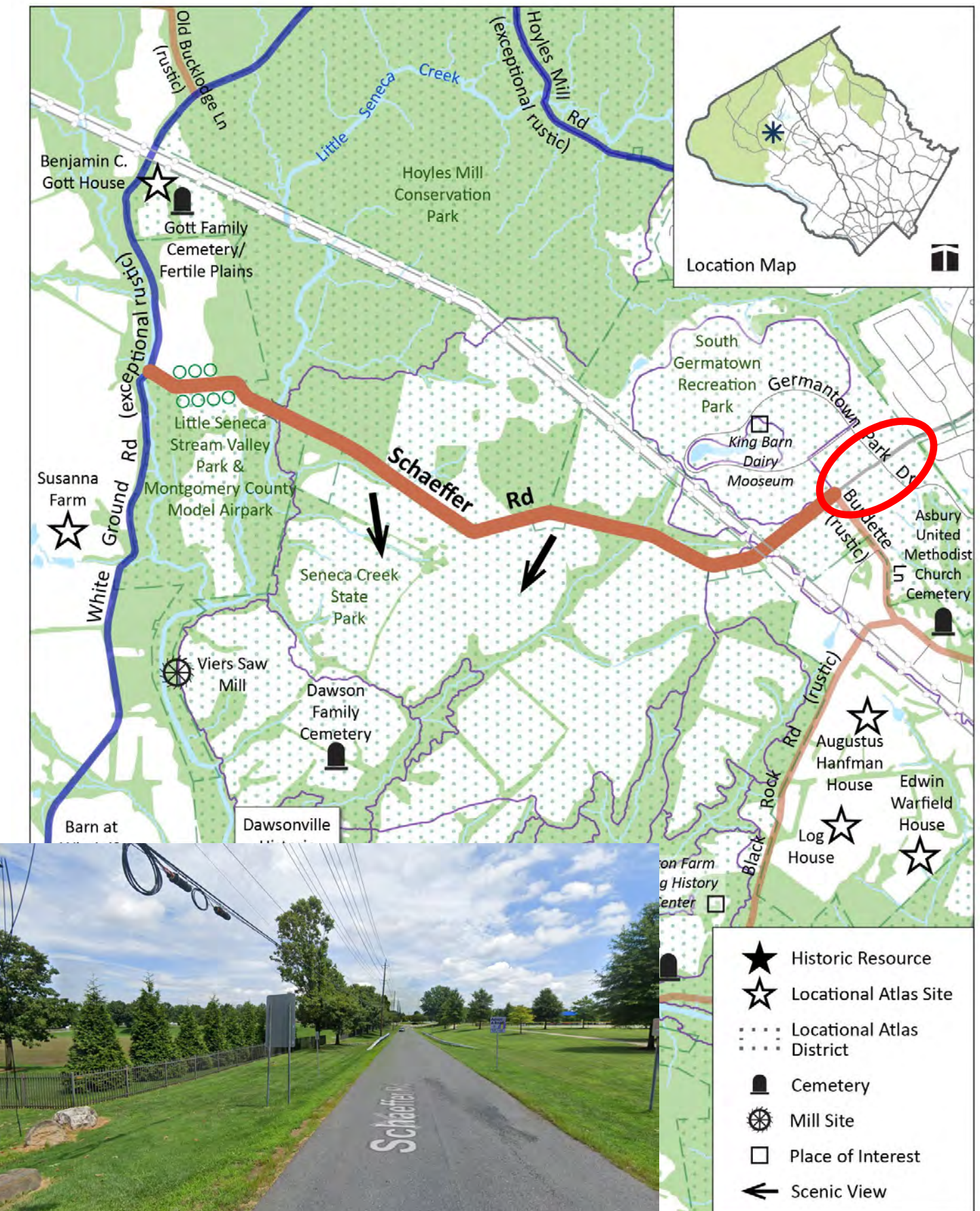
- Retaining the eastern portion Schaeffer Road will help protect Burdette Lane. (MCA)
- Removing that portion of the road will set a bad precedent. (Individual)

### Plan Recommendation

- Change the extents of the road.

### Rationale

- The section of Schaeffer Road recommended to be removed from the program does not have the visual character that defines rustic roads.



Google Street View of Schaeffer Road



# Revised Significant Features



# Recommendations: Revised SFs

Extent Changes for Existing Rustic Roads		
Road	Plan Recommendations	Public Comments
Barnesville Rd	Update significant features Do not designate Rustic (part of road)	No feasible way to preserve the rails of the bridge (MCDOT)  MCDOT Management Plan for Historic Highway Bridges provides guidance. (RRAC) <b>Resolved</b>
Beallsville Rd	Update significant features	
Brookeville Rd	Update extents and significant features	
Burnt Hill Rd	Update significant features	
Davis Mill Rd	Change to exceptional rustic	
Edwards Ferry Rd	Update significant features	Bridge not SF (MCDOT) <b>Resolved</b>
Gregg Rd	Update significant features Change to exceptional rustic	Designate rustic additional section of road
Howard Chapel Rd	Update significant features	Bridge should not be SF (MCDOT) <b>Resolved</b>
Hoyles Mill Rd	Update extents <b>Resolved</b>	Do not consider park road section (MCDOT) <b>Resolved</b>
Hunting Quarter Rd	Update significant features	Clarification
Hyattstown Mill Rd	Update significant features Change to exceptional rustic	Do not consider park road section (MCDOT) <b>Resolved</b>

Extent Changes for Existing Rustic Roads		
Road	Plan Recommendations	Public Comments
Martinsburg Rd	Update significant features	
Mouth of Monocacy Rd	Update extents	Recommends including the B&O Viaduct as a significant feature (RRAC) <b>Resolved</b>
Moxley Rd	Update significant features	
Old Hundred Rd	Update extents <b>Resolved</b>	Do not remove the northern portion of the road (MCA, RRAC, Individual)
Old River Rd	Update significant features	
Pennyfield Lock Rd	Update significant features	
Prescott Rd	Update significant features Change to exceptional rustic	Do not consider park road section (MCDOT) <b>Resolved</b>
River Rd (exceptional)	Update significant features	
River Rd (rustic)	Update significant features	
Rocky Rd	Update significant features	
Sugarland Rd	Update significant features	
Sugarloaf Mountain Rd	Update extents and significant features	
Swains Lock Rd	Update significant features	Bridge not SF (MCDOT) <b>Resolved</b>
Sycamore Landing Rd	Update significant features	Bridge not SF (MCDOT) <b>Resolved</b>
Wasche Rd	Update significant features	
West Hunter Rd	Update significant features	Add roadside vegetation and mature forest as significant features (RRAC)
West Old Baltimore Rd	Update significant features	
Westerly Rd	Update significant features	
White Ground Rd	Update significant features	Bridge not SF (MCDOT) <b>Resolved</b>
Wildcat Rd	Update significant features Change to exceptional rustic	Bridge not SF (MCDOT) <b>Resolved</b>

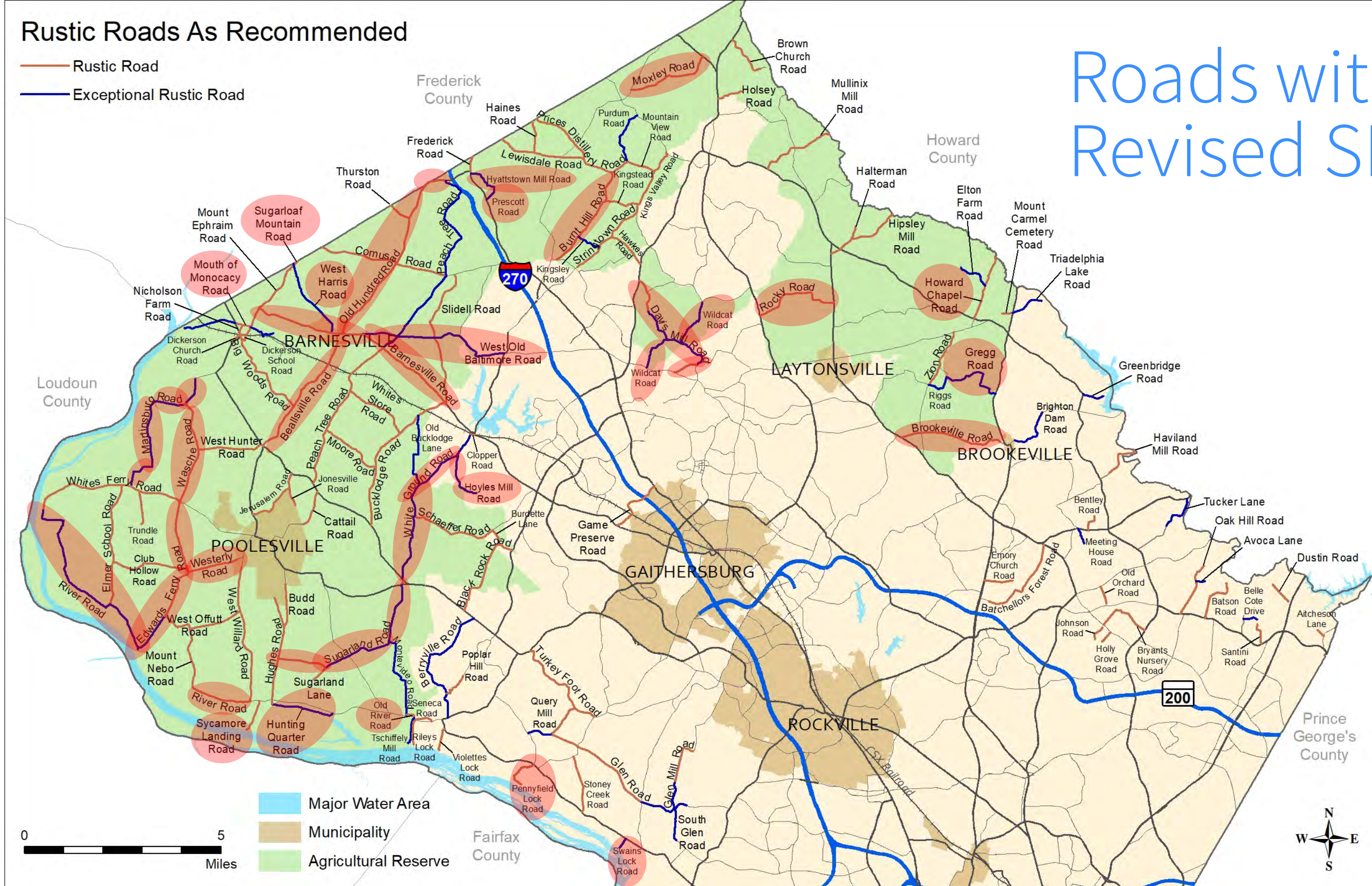
Changes with conflicts between plan recommendations and public comments



# Rustic Roads As Recommended

- Rustic Road
- Exceptional Rustic Road

# Roads with Revised SFs





# Recommendations: Revise Significant Features

## West Hunter Road

### Public Comments

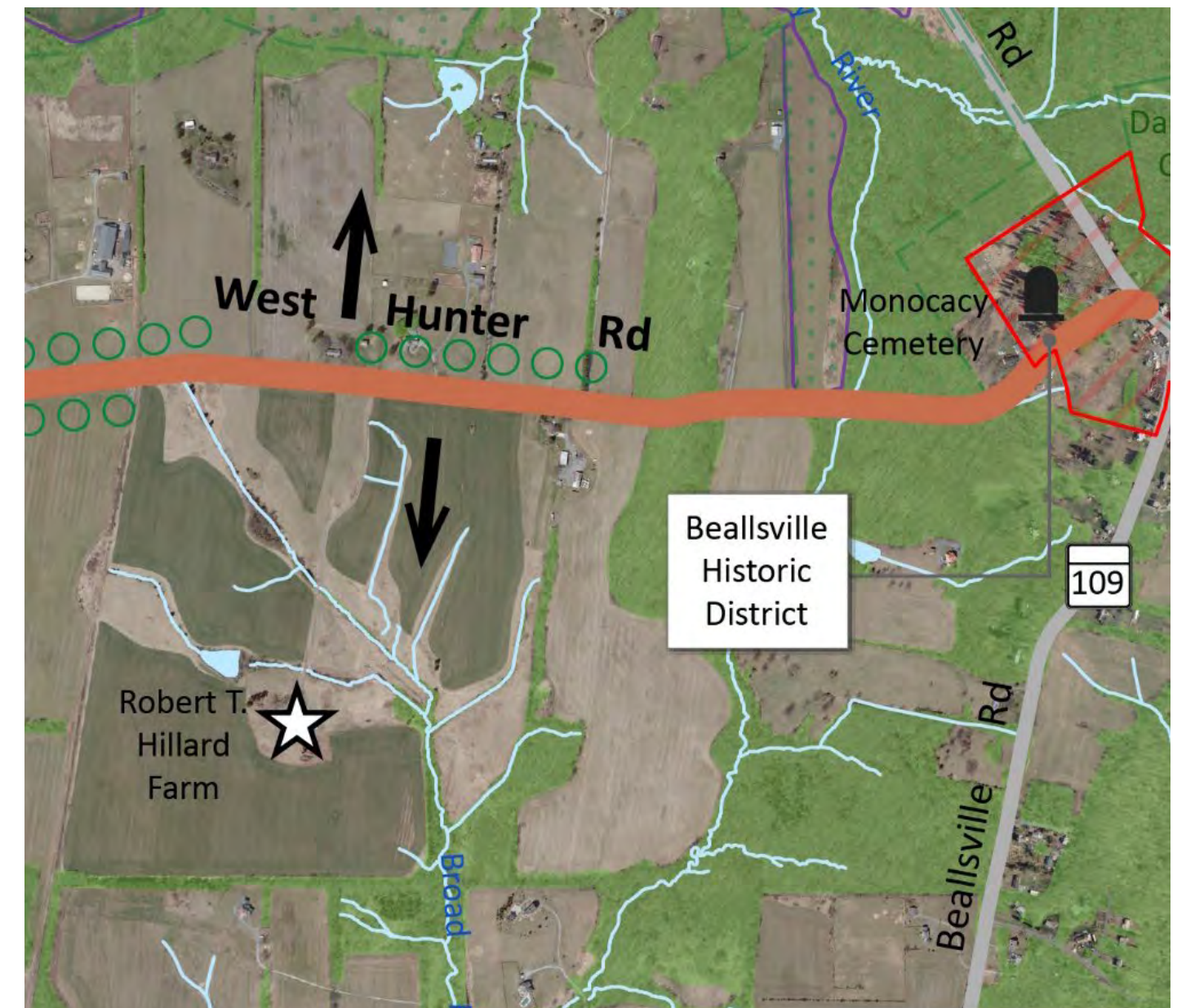
- Add roadside vegetation and mature forest east of Hillard Farm on south side of road as significant features. (RRAC)

### Plan Recommendation

- Keep the significant features as they are currently in plan.

### Rationale

- The roadside vegetation does not rise to the level of making it a significant feature. Additionally, the forest layer on the maps was created by using the latest aerial photography available.



Google Street View of West Hunter Road

- Hedgerow
- ★ Historic Res
- ☆ Locational /
- ▨ Historic Dis
- 🕒 Cemetery
- Place of Int



# Change Classification



# Recommendations: Change Classification

Extent Changes for Existing Rustic Roads		
Road	Plan Recommendations	Public Comments
Avoca Ln	Approve new road profile	
Belle Cote Dr	Approve new road profile Change classification	DBU (MCDOT) <b>Resolved</b>
Brighton Dam Rd	Change to exceptional rustic Do not designate additional segment of road rustic (Bordly Dr to New Hampshire Ave)	
Davis Mill Rd	Change to exceptional rustic <b>Resolved</b>	
Elton Farm Rd	Change to exceptional rustic	
Gregg Rd	Update significant features Change to exceptional rustic <b>Resolved</b>	Designate rustic additional section of road
Hunting Quarter Rd	Update significant features Extent Clarification	
Hyattstown Mill Rd	Update significant features Change to exceptional rustic <b>Resolved</b>	Do not consider park road section (MCDOT) <b>Resolved</b>
Old Bucklodge Ln	Change to exceptional rustic	
Peach Tree Road	Change part of road to exceptional rustic	

Extent Changes for Existing Rustic Roads		
Road	Plan Recommendations	Public Comments
Prescott Rd	Update significant features Change to exceptional rustic	Do not consider park road section (MCDOT) <b>Resolved</b>
Query Mill Rd	Approve new road profile Change part of road designation	
Riggs Rd	Change to exceptional rustic	
Triadelphia Lake Rd	Approve new road profile	
Tschiffely Mill Rd	Change to exceptional rustic	
Tucker Ln	Approve new road profile Change classification	
Wildcat Rd	Update significant features Change to exceptional rustic	Bridge not SF (MCDOT) <b>Resolved</b>







# Questions and Comments