

A

COMPREHENSIVE PLAN

FOR THE

TOWN OF LAYTONSVILLE

MONTGOMERY COUNTY,

MARYLAND

Prepared By:

Date: May 2014

Town of Laytonsville
Montgomery County, Maryland

MAYOR

Dan Prats

TOWN COUNCIL

Charles Bradsher

Dave Preusch

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PLANNING COMMISSIONERS

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CLERK

Charlene Dillingham

TREASURER

Chris Wilkinson

May 2014

An Ordinance
Adopting a Comprehensive Plan
For the
Town of Laytonsville, Maryland
Ordinance # 02-13

WHEREAS, Laytonsville and the adjacent Rock Creek, Patuxent River, and Great Seneca Creek Watersheds have or will soon experience significant development; and

WHEREAS, Laytonsville has responded to development within the Town through the administration of a zoning ordinance and subdivision control regulations; and

WHEREAS, the existence of the Town is historically significant with numerous structures being listed on the National, State, County, or Town register of historic places; and

WHEREAS, the Town has determined it necessary to develop a Comprehensive Plan to guide the future development of the Town and to preserve the history of the Town and the elements of the Town representative of that history; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Council for the Town of Laytonsville and the Planning Commission for the Town of Laytonsville, are authorized to prepare said Comprehensive Plan including all maps and text therein, and after holding a public hearing on April 9, 2013 does hereby adopt said Comprehensive Plan as amended by comments received at said public hearing; and

BE IT FURTHER RESOLVED, that an attested copy of said plan shall be transmitted to the Clerk of the Circuit Court for Montgomery County, Maryland.

Approved: 
Don Erals, Mayor
The Town of Laytonsville

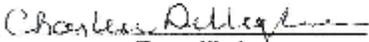
Attest: 
Town Clerk

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**A COMPREHENSIVE PLAN
FOR THE
TOWN OF LAYTONSVILLE
MONTGOMERY COUNTY, MARYLAND**

INTRODUCTION

This plan is a revision to the original Comprehensive Plan for the Town of Laytonsville, dated November 14, 1989, and the one-page revision to the Introduction Section, dated February 1, 1997. This revision addresses changes in the character of Laytonsville and the surrounding Montgomery County and Maryland communities. This revision was prepared by the Town's Planning Commission. The Commission is comprised of Laytonsville residents appointed by the Mayor and Council.

The purpose of the plan is to spell out goals and objectives for the Town's future character and appearance and provide guidance for specific land-use decisions through the Town's Zoning and Subdivision processes. The plan is not static and should be reviewed at ten-year intervals.

The Town will review this plan in response to new State, County, and local developments and initiatives. The constraints to development that are discussed later on pages in the Plan significantly dictate the future character of future development for the Town specifically limited flexibility to vary land use activities.

The Town is rich in history and considerable attention will be devoted to this legacy and preservation measures to retain this heritage.

LAYTONSVILLE – PAST AND PRESENT

PAST

When Cracklintown was established between 1789 and 1821 it was the first settlement in the immediate Laytonsville area. Named for the Cracklin Tavern, Cracklintown was located near the intersection of present day Md. Rt. 108 and Brink and Sundown Roads. (As Brink and Sundown Roads form a continuous thoroughfare, this plan will refer to the two roads together as Brink-Sundown Road.) The name originated from the popular cracklin bread, essentially a bacon-cornbread, served at the tavern. The entire First Election District was known as Cracklin District. Cracklintown became a place for travelers to stop, rest, and refresh themselves, particularly farmers driving their herds to Baltimore.

The Cracklintown Tavern served the travelers well during this period but has disappeared into the past. The exact location of the tavern has not been determined, some saying that it was located about one mile east of the intersection of Md. Route 108 and Brink-Sundown Road at a spring near the headwaters of the Hawlings River (Patuxent Watershed), while others point to a possible location at the northwest corner of the intersection.

Cracklintown became the hub of a prosperous farming community with numerous beautiful homes. Rolling Ridge, built about 1790 by a Georgetown merchant, Robert Ober; Tusculum, built by Henry Griffith; Edgehill, another Griffith home; and Clover Hill, home of Ephraim Gaither, remain today. Early settlers in the area were offspring of Anne Arundel County planters. Names of early settlers after the Revolutionary War included Waters, Griffith, and Riggs, names familiar today as succeeding generations have remained in the area. Historical structures - home sites located within or adjacent to the Town are identified in Appendix B.

When John Layton became the first postmaster of Cracklintown in 1848, he renamed the post office, and thus the community became known as Laytonsville.

Laytonsville has stood as a crossroad to the major metropolitan districts of Maryland for over 200 years. Laytonsville evolved because of the strategic location of this community at the crossroads of Brink-Sundown Road (Sunshine Road) and the Olney-Laytonsville Road/Damascus-Laytonsville Road, once known as Buffalo Road because it linked Washington with Buffalo, New York. Brink-Sundown Road was known as the Old Baltimore Road because it linked the areas to the west as far as the mouth of the Monocacy River with Baltimore.

Another resident responsible for the early vitality of Laytonsville was George W. Mobley who was attributed to the introduction of a “spirit of commerce” into the community. Mobley moved from Brookeville where he had participated in the incorporation of Brookeville. He purchased land from Layton and opened a general store on the northeast corner of the intersection of Md. Route 108 and Brink-Sundown Road. This site is now vacant but evidence of foundations might be found today. An archeological analysis of both the northwest corner and the northeast corner of this intersection might provide further historic documentation on early events at this major crossroads.

Mr. Mobley's son, William built a Victorian house, and an attached conservatory on the northeast corner of the intersection of Md. Route 108 and Brink-Sundown Road which was occupied by George W. Mobley from 1817 to 1881 and by William Mobley from 1843 to 1920.

Laytonsville was incorporated over a century ago, on April 7, 1892. It is significant today that the oldest remaining house in the original town limits. Laytonsville is the Layton House, located on the southwest corner of Md. Route 108 (Laytonsville Road) and Brink-Sundown Road. Reliable estimates now date this house from 1793 or even earlier. In 2004, the Laytonsville annexed land on its northwest border. A house known as Rolling Ridge was included in that annexation. Rolling Ridge was built in 1790, making it the oldest house within the current Town limits.

Laytonsville is located in upper Montgomery County approximately eight miles northeast of Gaithersburg. The Town, situated on Md. Route 108 midway between Olney and Damascus, contains 642 acres (1.00 square mile). The current size reflects annexation by the Town in November 1984 of 375 acres, which almost tripled the size of the Town from the original 240 acres. Also, in 2003, the Town annexed 27 acres on the northwest side, part of an area known as Rolling Ridge. A small portion of the Town is strategically located at the headwaters of the Rock Creek Watershed, with the remainder being almost equally divided between two adjacent watersheds, the Great Seneca and Patuxent. Maryland Route 108 follows the ridgeline that separates the Great Seneca and Patuxent Watersheds.

As can be seen by events, the center of activity in Laytonsville in the early period (late 1700s and 1800s) occurred at and around the Md. Route 108 and Brink-Sundown Road intersection. The prosperity of this area was reflected in the population, which was recorded at 100 in 1879. This compared with 75 at Olney, a comparable population at Damascus, 25 for Bethesda and 200 for Gaithersburg. Surprisingly, the population has remained rather stable over the past 100 years, with the current population of 353 people, as estimated in the 2010 Census. Estimated growth within the next ten years is 100%. After this period the ability of the Town to grow without additional annexation will be limited.

The original incorporated Town had four commissioners, contrasted with the present mayor and four council members (mayor-council form of government). During this early period of incorporation, the Town maintained its streets and sidewalks through a Town Roads Department.

PRESENT

Laytonsville today retains much of its past charm and rural character. The area around Laytonsville has changed with large-lot subdivision developments becoming increasingly common, particularly in the areas south and southwest of the Town. The Laytonsville vicinity extends west to Goshen Road, south to Muncaster Road, east to Zion Road, and north to Etchison with some overlapping with adjacent service areas, e.g. Montgomery Village.

A range of services to meet many of the residents' needs can be found in Laytonsville, including approximately 20 shops. Supermarket facilities are lacking which require a trip to Olney, Damascus, or Gaithersburg.

One major change in the Laytonsville vicinity was the closing of the County landfill located on Md. Route 108, approximately two miles southeast of Town, in 1997.

The largest single land use within the Town is the Stadler Nursery, located on Md. Route 108 at the southern entrance to the Town. The following is a tabulation of land use by generalized categories:

<u>LAND USE</u>	<u>ACREAGE</u>	<u>% of Use</u>
Residential: R-1 (1 acre)	194.4 ac.	40.5%
Residential: R-2 (1/2 acre)	28.5 ac.	6.0%
Residential: R-3 (2 acre)	197.8 ac.	41.2%
Residential: R-H (Historic)	59.2 ac.	12.3%
Residential Total = 479.9 ac.		
Municipal / Gov't Uses: Fire House	2.2 ac.	67.1%
Municipal / Gov't Uses: Town Hall	1.1 ac.	32.9%
Municipal / Gov't Total = 3.3 ac.		
Commercial: Historic	4.4 ac.	14.1%
Commercial: Non-Historic	26.8 ac.	85.9%
Commercial Total = 31.2 ac.		
Institutional: (Schools, Churches, etc.)	36.9 ac.	
Agricultural / Nursery	39.6 ac.	
Parks / Open Space	160.1 ac.	
Vacant Resid. Properties Included in Acres Above		
Vacant (P400 - YCK Ltd. Part)	113.4 ac.	33.7%
Vacant (approved Dev.): Fulks (Laytonsville Preserve)	121.8 ac.	36.2%
Vacant (approved Dev.): Stadler	101.0 ac.	30.1%
Vacant Total = 336.2 ac.		

The following building structures exist in Town:

- Single Family Detached Homes
- Apartment Units
- Commercial & Office Buildings
- Retail Buildings
- Service & Supply Buildings
- Religious Buildings
- Civic & Public Buildings
- A school

A parcel-by-parcel Land Cover Map developed by the Maryland National Capital Park and the Planning Commission (MNCPPC) in 2007 illustrated the existing Land Use Map (Exhibit “A”).

STATE LEGISLATION

The State of Maryland has granted the Town of Laytonsville control over its land use and subdivision decisions. The State has also passed several laws and statues that provide guidance to the Town and require the Town to address certain growth issues. The following are a brief description of these bills.

LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND

The Land Use Article, (formerly 66B) was added to the Maryland Code in 1927 and entitled Zoning and Planning, delegates basic planning and land-use regulatory powers to the State's municipalities, Baltimore City, and non-charter counties. Important sections of the Article apply to charter counties as well. Under the Article, it is the function and duty of the Planning Commission to develop, with help of staff, and to approve a plan, which will be recommended to the local legislative body for adoption. This required plan serves as a guide to all public and private actions and decisions to ensure that development of public and private property occurs in appropriate relation to each other. This Plan document satisfies the requirement to provide a statement of goals and objectives, principles, policies, and standards, which shall serve as a guide for the development and economic and social well-being of the jurisdiction.

ECONOMIC GROWTH, RESOURCE PROTECTION, AND PLANNING ACT

On October 1, 1992, the Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (the Planning Act) was passed with the intent of encouraging economic growth, limiting sprawl development, and protecting the State's natural resources. The Planning Act amends the Article. All jurisdictions in the State have established priority funding areas for resources protection. The State will not put its funding into growth-related projects beyond the Priority Funding Area (PFA). The Planning Act encourages these jurisdictions to build on that base with consistent development regulations and targeted infrastructure investment by the State. A premise of the Act is that the Comprehensive Plans prepared by counties and towns are the best place for local governments to establish priorities for growth and resource conservation, and that once those priorities are established, it is the State's responsibility to back them up.

The Planning Act is based on twelve "Visions." County and municipal plans are required to be amended, so that the plans implement an established set of policies, which should be based on the Visions. This plan incorporates the following "Twelve Visions" Codified in Section 3.06 (b), Annotated Code of Maryland:

1. **Quality of Life and Sustainability** - A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.
2. **Public Participation** - Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

3. **Growth Areas** - Growth is concentrated in existing population and business centers, growth areas adjacent to those centers, or strategically selected new centers.
4. **Community Design** - Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. **Infrastructure** - Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.
6. **Transportation** - A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. **Housing** - A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. **Economic Development** - Economic development and natural resource based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged.
9. **Environmental Protection** - Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. **Resource Conservation** - Waterways, open space, natural systems, scenic areas, forests, and agricultural areas are conserved.
11. **Stewardship** - Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
12. **Implementation** - Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.

Making the Visions part of Maryland's planning- and zoning-enabling legislation gives local jurisdictions a concise statement of Maryland's priorities for their plans. Local Planning Commissions must now review, and if necessary amend, their plans at regular ten-year intervals. Until the adoption of the Planning Act, there had been no statewide requirement that local jurisdictions review their plans on a regular basis. This provision ensures that plans are frequently reconsidered in light of new needs.

SMART GROWTH & NEIGHBORHOOD CONSERVATION ACT OF 1997

The 1997 General Assembly adopted several specific programs, which together form the Smart Growth initiatives. Under these initiatives, counties may designate areas as Priority Funding Areas (PFA) if they meet guidelines for intended use, availability of plans for sewer and water systems, and permitted residential density. The State will not put its funds where development is low in density. There must be an average density of 3.5 dwelling units per acre to qualify for State funds. Existing communities and areas where industrial or other economic development is desired are the areas that are eligible for State designation. Counties may also designate areas planned for new residential communities, which will be served by water and sewer systems and meet density standards. As of October 1, 1998, the State is prohibited from funding growth related projects not located in a Priority Funding Area (PFA).

Smart Growth also establishes a Rural Legacy program to preserve sensitive rural areas and to help jurisdictions purchase agricultural-land easements, a brownfields program to encourage redevelopment, a Job Creation Tax Credit to promote revitalization, and a “Live Near Your Work” program to promote settlements in older established and urban areas.

HB 1141, HB 2, and HB 1160

The 2006 session of the Maryland General Assembly produced three notable laws and statutes related to land use planning and the comprehensive plan, HB 1141, HB 2, and HB 1160. The new legislation requires four new plan elements, though some may only apply to the County and others may only apply to municipalities. These elements are: a Water Resources Element; a Municipal Growth Element; a Priority Preservation Area Element; and a Workforce Housing Element.

The WATER RESOURCES ELEMENT is designed to express the relationship between planned growth, as identified in the plan, and the water resources that serve and are affected by it.

The Water Resources Element:

- Identifies drinking water and other water resources adequate for the needs of existing and future development proposed in the land-use element of the Comprehensive Plan; and,
- Identifies suitable receiving waters for both wastewater and storm water management to meet the needs of existing and projected development proposed in the land-use element of the Comprehensive Plan.

The MUNICIPAL GROWTH ELEMENT requires municipalities to identify future growth areas that will implement their long-range vision for the future. These areas are to be based upon population projections, an assessment of land capacity and needs, and an assessment of infrastructure and sensitive areas, among other things. The element should be prepared in conjunction with the County, since it will guide future annexations, a process involving both jurisdictions.

The PRIORITY PRESERVATION AREA ELEMENT, addressed in HB 2, is required of the County to maintain its certification of its agricultural land preservation program. This element requires that the County identify priority preservation areas based upon the productivity of and/or profitability of agricultural and forestry enterprises, and that policies be in place in these areas to prevent them from being converted to or compromised by development. The goal for acreage to be preserved in a priority preservation area through easements and zoning must equal at least 80 percent of the undeveloped land within the area. Counties also must demonstrate in future plan updates how they are contributing towards the statewide preservation goals of the Maryland Agricultural Land Preservation Foundation and what they can do to address any shortcomings.

The fourth element is only required of local governments if they wish to be eligible for participation in the Workforce Housing Grant Program, which was established in 2006 by HB 1160. The WORKFORCE HOUSING ELEMENT should assess workforce housing needs and contain goals, objectives, and policies to preserve or develop workforce housing. “Workforce Housing” is defined in the bill as rental housing that is affordable to households with an annual income between 50 percent and 100 percent of the area median income, or homeownership housing that is affordable to households with an annual income between 60 percent and 120 percent of the median income. Measures that could be included in the element to address workforce housing include:

- Preservation and renovation of existing housing stock
- Redevelopment of existing residential areas
- Streamlined regulatory processes and reduced regulatory fees for construction or renovation
- Financial incentives for construction and renovation, including local property tax credits
- Special zoning regulations for construction and renovation, including inclusionary zoning
- Efforts to preserve workforce housing stock for subsequent first-time homebuyers and renters
- Coordination with neighboring jurisdictions
- Coordination with private sector employers
- Leveraging of federal financial assistance

HB 1141 also resulted in several changes to annexations and rezoning. Any annexation that takes place after October 1, 2009, must be consistent with the municipal growth element. If we have any residential zoning that is substantially different than the County’s, a County waiver will be required. Additionally, as of October 1, 2006, all annexation proposals must contain an “annexation plan,” which is simply the new name for the outline for the extension of services and public facilities that has been required in the past. The annexation plan must be provided to the County and the Maryland Department of Planning 30 days prior to the public hearing for their review and comment.

Another change that applies to annexations relates to the “five-year rule.” Previously, under this rule, unless a zoning waiver was obtained from the County, the zoning on an annexed property could not be changed for five years if the desired residential zoning was substantially different

from that envisioned in the master plan (Comprehensive Plan). This requirement no longer applies unless the proposed residential zoning is denser than the current County zoning by 50 percent or more. A municipality still may request a waiver of zoning from the County to avoid waiting five years. This change became effective on October 1, 2006.

Changes also were made to the Priority Funding Area (PFA) criteria. Beginning October 1, 2006, municipalities must base their Priority Funding Areas on an analysis of the capacity of land available for development, in-fill, or redevelopment and an analysis of the land area needed to satisfy the demands for development at densities consistent with the master plan. If all of the elements required are not in place on or before October 1, 2009, the affected jurisdiction “may not change the zoning classification of a property until that county or municipal corporation” is in compliance.

TOWN VISION AND AGRICULTURAL-HISTORICAL INTEGRITY

Laytonsville is one of Montgomery County's few remaining small, coherent towns on the fragile edge between open farmland and suburban development. Here citizens can still keep livestock within the Town limits and treasure the Town's eclectic mix of federal, Victorian, early twentieth-century, and more modern dwellings, public buildings, and auxiliary structures. The layout of the Town is small, unified, and essentially "walkable." Commerce is keyed to the everyday needs of Town life and appealing to weekend visitors.

1. Laytonsville recognizes the benefits of being a small rural town, adjacent to agricultural land uses. The existence and vitality of Laytonsville are of benefit and value to Montgomery County and to the State of Maryland. Direct beneficiaries include the hundreds of children who attend Laytonsville Elementary School and their families; the hundreds who work or worship or gather for civic activities within the Town; and the thousands who over the course of a year visit on weekends and holidays. In fact, the benefit and value of Laytonsville's character and quality of life increase as urbanization continues to press deeper into once-rural areas, gradually merging coherent towns into undefined corridors of habitation and commerce.
2. Laytonsville intends to preserve its small-town agricultural identity and to uphold the Town's character as a community of modest proportions.
3. These particular characteristics tend to be fleeting and fragile in the present environment, if untended. The Town is determined to be resistant to through traffic, large-scale commerce, multiple-family dwellings, and buildings that exceed certain height limitations. In addition, Laytonsville maintains the agricultural and historical character of the Town through specifications on new structures, whether located in the designated Historic District or not, concerning guidelines for design, materials, and siting.

GOALS AND OBJECTIVES

This section provides a statement through a set of goals as to the vision of the community at a determined point in the future. These goals should serve as a foundation for the Comprehensive Plan and serve as a mechanism to protect the established character of the community and promote economic activity while protecting community interests and natural resources and maintaining the important link to the past that is so evident in Laytonsville. The following goals are recommended:

- Promote historic recognition and preservation of the Town and the landmarks within the Historic District surrounding the intersection at Md. Route 108 and Brink-Sundown Road, extending south on Md. Route 108 to the Laytonsville Elementary School, west on Brink Road to the Town limits, and north on Rolling Ridge Drive to the historic Rolling Ridge House, with specific standards to protect and promote the historical character of the area.

- Retain the present character of the Town with residential expansion in accordance with the Maryland Department of Health and Mental Hygiene and the Montgomery County Health Department regulations.
- Protect and conserve environmental resources, including specifically those designated in the Comprehensive Plan on the Environmental Resources Map (Exhibit “B”) as.
- Provide a realignment (By-pass) of Md. Route 108, west of the present alignment, to minimize the impact of traffic on the center of “Main Street” and the Town.
- Establish a “Main Street” concept for the present alignment of Md. Route 108 with emphasis on preserving the rural character and charm of the community as it was near the turn of the 20th century. Antique sales and other related activities could become the focal point for this effort. Pedestrian circulation should be emphasized with new sidewalks, period-style street lamps, and areas for sitting. An annual “Laytonsville Day” may be appropriate and could include arts and crafts of the period.

These goals provide the Town the opportunity to establish itself as a unique entity in Montgomery County and to retain the charm and grace of a past era. Time and the financial resources of the community will be major factors in reaching this ambitious goal. The fruits of this effort may be very rewarding.

HISTORICAL AND CULTURAL RESOURCES

The Town's goals are to preserve and protect historic resources in the Town. The Town's Historic District Commission will be essential in the development and implementation of the Historic District Plan, which is available at the Town Hall. Three broad long-term historic preservation goals for Laytonsville are to:

- Identify and protect the historic resources of the Town as visual and physical reminders of the themes and periods in the Town's development.
- Preserve and maintain the integrity of the designated resources in the Town of Laytonsville.
- Promote the Town's historic resources to a wider audience and develop a deeper appreciation of Laytonsville's history.

The Historic District Commission guidelines will further develop the objectives, policies, and strategies to accomplish the above goals and will accompany the revised Zoning and Subdivision Regulations.

The current Historic District is defined on the Zoning Map of the Town of Laytonsville (Exhibit "C") and a list of the property parcel numbers is located at Appendix A. Current and future valuable resources can be preserved and protected by standards and criteria provided by Section 8.01 of Land Use Article of the Annotated Code of Maryland, as well as by:

- Increasing the outreach, the awareness, and the opportunities to enhance the appreciation of Laytonsville's unique and rich heritage.
- Protecting and promoting the historic character of the Town of Laytonsville and its environs by protecting the condition of the existing historic structures from failure and deterioration and ensuring that the structures are maintained through the enforcement authority given to the Historic District Commission.
- Ensuring that the best elements of the community's character and heritage are enhanced by current and future growth and redevelopment.

CURRENT CONDITIONS

The Montgomery County Office of Historic Preservation identifies 28 historic structures within the Town of Laytonsville. Restoration has occurred at the Layton House on the southwest corner of the intersection of Md. Rt. 108 and Brink-Sundown Road and at the Bell House at 21607 Laytonsville Road (Md. Rt. 108). The Rolling Ridge House, located along Rolling Ridge Drive in the northwest corner of Town, was annexed into the Town in 2003. Restoration of this house is in process. Appendix B has a listing of the older and historic homes and structures in Laytonsville. Summary forms of the above sites are available at the Montgomery County Office of Historic Preservation. An inventory of historic resources was done by University of Maryland students in 2008 and is available at the Town Hall

RECOMMENDATIONS

The Historic District was established in August of 1989 by Town Ordinance No. 06-03, which repealed, renamed, and reenacted the duties of the Historic District Commission. The purpose of the district is to:

- Safeguard and protect the heritage of the Town of Laytonsville and Montgomery County by identifying areas and structures of unique and significant historic importance and establishing districts to preserve the resources that reflect and represent significant cultural, social, economic, political, or architectural history.
- Stabilize and promote the improved property values within this district.
- Promote and foster civic beauty.
- Improve and strengthen the Town's economy; and
- Promote the use and preservation of the Historic District for the education, welfare, and pleasure of the residents of Laytonsville and Montgomery County.
- Retain the 19th Century character, while providing 21st Century services and amenities.

The Historic District Commission should strive to include an architect, a landscape architect, a restoration contractor, a historian, and an interested citizen. Land use may be restricted to residential single-family and restricted commercial and retail uses, with architectural styles compatible with historical landmarks.

When existing building are renovated or demolished the owner and contractor should contact the Maryland Department of the Environment in order to comply with the State's regulations on removing and deposing hazardous materials, such as asbestos, underground fuel tanks, etc.

DISTRICT CRITERIA

Location: Areas which consist of a grouping of buildings, sites, objects, and spaces, a majority of which continue to exist within the area where they were first created in a mutual relationship of traditional acceptability.

- **Design:** Areas that have a sense of cohesiveness expressed through a similarity and/or variety of detail relatedness, architectural or otherwise, based upon abstracts of aesthetic quality. These include scale, height, proportion, materials, colors, textures, rhythm, silhouette, and setting.

- Setting: Areas that are readily definable by man-made and/or natural boundaries and/or which have a major focal point or points within the given area.
- Materials: Areas that have a sense of cohesiveness expressed through a similarity and/or variety of material relatedness based upon traditional material use, which contributes to a sense of locality.
- Workmanship: Areas that have a sense of homogeneity reflective of quality aesthetic effort of those periods, which represent the majority percentage of the units, and which comprise the District.
- Feeling: Areas that impact human consciousness with a sense of time and place.
- Association: Areas that relate nationally, state-wide, or locally, to the lives of individuals, to events influenced by these individuals, and/or to those visual aesthetic qualities, which reflect the feeling of time.

UNIT CRITERIA

The selection of structures and sites constituting a Historic District or recommended for Landmark status (structures and sites not part of a contiguous Historic District but deemed to meet District and Unit criteria) is based on social-historical and architectural significance. Structures representing styles, periods, and methods of construction that have particular significance to Laytonsville will be given special attention. Integrity of workmanship and materials are considered. There are no date restrictions.

SOCIAL-HISTORICAL SIGNIFICANCE

- Structures and sites associated with events significant in Laytonsville, Montgomery County, or national history and social development.
- Structures and sites associated with the lives of persons making significant contributions in Laytonsville, Montgomery County, or national history.
- Structures and sites associated with the development of the culture of a particular local ethnic group.

ARCHITECTURAL SIGNIFICANCE

- Structures attributed to architects and/or builders of acknowledged local or national importance.
- Structures of distinctive quality as evaluated by recognized authorities.
- Structures that are definitive examples of a particular style, period, or method of construction.

- Structures that are among the last surviving examples of a particular style, period, or method of construction.
- Structures that embody the distinctive characteristics of a particular style, period, or method of construction, and which possess those characteristics of visual relatedness, which collectively create a sense of the whole within a district or help deem a structure or site outside a district worthy of Landmark status through:
- Sites of distinctive quality as examples of landscape architecture or planned open space, as evaluated by recognized authorities.

LAND USE ELEMENT

GOALS

Ensure that the future growth within the Town is in accordance with the Town's vision by utilizing the Zoning Ordinance and the Subdivision Regulations.

- Manage the rate of growth, so that it keeps pace with the provision of public facilities and services, such as school capacity, fire and rescue services, and roadway congestion issues.
- Concentrate development in and around the existing Town.
- Promote a more compact cluster development design in all new subdivisions and site plans.
- Reduce environmental impacts of current and future land uses.
- Improve the connectivity of the various portions of the Town through paths and walkways.
- Increase the sense of community.

CURRENT CONDITIONS

The 2010 population census shows 353 persons and 97 residential structures. This population resides on 85 acres or 13.2% of the area of the Town. A density of development derived from this indicates a density yield of 4.1 persons per acre or an average density of 1.1 family per acre. In addition to the residential units, the Town has approximately 33 acres of commercial / service uses and approximately 44 acres of public/institutional uses.

The following are the projected and potential increases:

Approved Residential Preliminary Plans (not yet developed)

“Fulks South Subdivision” (Laytonsville Preserve) (Natelli) - 121.8 ac., 65 lots

“Laytonsville Nursery Subdivision” (Stadler) - 101 ac., 36 lots

Potential – Total 336.2 acres, 141 lots = 0.42 du/ac.

Fulks South - 121.8 acres, 65 lots = 0.53 du/ac. (Public water, septic sewer)

Laytonsville Nursery – 101 acres, 36 lots = 0.36 du/ac. (Public water, septic sewer)

“Lot 400” - YCK Ltd. Partnership – 113.4 acres, 40 lots = 0.35 du/ac.

(All future lots will be served by private, individual well and septic sewer)

PROJECTIONS

By 2030, the Town estimates there will be 238 dwelling units within the existing Town limits, increasing the 2010 census population of 353 by an estimated 564 people, resulting in an

estimated population to 917 persons (4 persons per unit). Some minor variance in these projections can occur, if families are larger or smaller in size than presently factored.

It is anticipated that several parcels within the current Town limits will be developed or possibly redeveloped by 2030.

The following chart reflects Parcels within the current Town limits, which may be developed by 2030:

PARCEL	ZONE	ACREAGE	POTENT. YIELD
P -189	RE- 2	2.56	1
P -248	RE- 2	2.0	1
		TOTAL	2

TRANSPORTATION ELEMENT

GOALS

Decrease vehicular traffic through the Historic District and improve pedestrian safety.

- Address intersection safety improvements.
- Promote sidewalk connections to improve pedestrian access and safety.
- Install traffic calming devices in order to improve compliance with posted speed limits on all roads within the Town limits and improve the safety of non-vehicular users of the Town's roadways.
- Construct the Laytonsville western By-pass.
- Establish a pedestrian-friendly community encompassing the Historic District and vicinity.

CURRENT CONDITIONS

Transportation facilities serving Laytonsville consist of Md. Route 108, providing access to Olney and Damascus; Brink Road, providing access to Germantown; Warfield Road to Gaithersburg; and, Sundown Road, providing access to Md. Route 97 (Georgia Ave.) and points north. Md. Route 108 is planned for major highways, with a four lane divided roadway per page 107 of the Olney Master Plan. The Olney Master Plan, adopted in 2005, proposes to upgrade MD Route 108 to a 4 lane divided highway from Olney to Laytonsville. The Plan also states "the route is similar to the concept displayed in the Olney Master Plan, adopted in 1980". The arterial cross section may be a two lane facility based on traffic projections. Major highway right-of-way widths vary from 120 feet to 150 feet, while arterial right-of-way widths vary from 80 feet to 120 feet.

A portion of the southern leg of the proposed western Md. Route 108 By-pass is planned to be constructed with the recently approved Fulks South Subdivision (Laytonsville Preserve). In 2003, the developer and the Town received subdivision comments from MSHA. The developer plans to pay for and build a portion of the roadway width to serve the Fulks South Subdivision. The roadway pavement width will be increased at a later date, when State funding is appropriated. The developer will coordinate and obtain the necessary plan approvals and permits from the MSHA District 3 Office. The northern portion, also located in the PFA, has been annexed into the Town, but no plans exist for its construction.

The entire Town of Laytonsville is within the State of Maryland's Priority Fund Area (PFA). Funding for the construction of the northern portion of the Md. Route 108 By-pass will probably be provided by the State of Maryland. However, at this time, the funding has not been placed in the State's highway fund budget.

Except for the Laytonsville Road (Md. Route 108), Brink Road, and Sundown Road rights-of-way, the Town owns and maintains all the existing and proposed public streets within the Town limits. The maintenance of the Town's roadways and other Town services are funded by a Town taxing system.

The second goal of the Transportation Element is to provide a “Safe Walkable Community”. Presently there are sidewalks along Route 108 and other residential streets. The less traveled secondary residential streets also provide pedestrian travel. The proposed new subdivisions, Fulks and Stadler, will provide sidewalks and walkways throughout these communities, as they are developed. The walkways on these new, proposed subdivisions have been reviewed and approved by the Town’s Planning Commission. The Town is presently negotiating with the land owners at the northern end of the Town, on each side of Route 108, for a pedestrian path easement, which would complete the east-west pathway across the northern end of the Town.

RECOMMENDATIONS

The major transportation problem is the congestion resulting from the volume of through traffic on Md. Route 108, which is not related to the Town or its activities. The western By-pass realignment of Md. Route 108 has been identified and could be built in the future. An area to the northwest of the Town was recently annexed. The annexed area preserved the alignment for the northwest portion of the by-pass. This permits the implementation of the economic transformation discussed earlier and would orient the present Md. Route 108 for primarily pedestrian activities with a major focus on a 19th century small-town character with a streetscape to match. This could be the impetus for maintaining the true rural character of the community, mixing the old with the new in a compatible way. The Town does not anticipate any additional growth opportunities as a result of the proposed future By-Pass. The properties adjacent to the By-Pass are either developed or in the Agricultural Preserve 25 ac. zone and no increase in density is anticipated.

Traffic moving east and west on Brink Road and on Brink-Sundown Road, especially at rush hour, is also a significant problem within the Town. This congestion is also mostly an issue with the volume of through traffic.

Traffic calming, which is one important element of a walkable community (see current conditions under Community Facilities Element), should be implemented before the By-pass is built. The traffic circle at Warfield Road and Md. Rt. 108 will be built as part of the Fulks South Subdivision (Natelli) development. By diverting through traffic away from the center of Town, pedestrian safety will significantly improve.

The Maryland State Highway Administration publication “When Main Street is a State Highway” offers several approaches to slowing traffic down including painted or bricked cross walks, elevated cross walks, landscaping, wide stripes in the center and on the shoulders, and curb bump-outs. Coordination with the Maryland State Highway Administration and the Montgomery County Department of Transportation (MCDOT) for traffic calming features and the traffic circle will be required because the State owns and maintains Md. Rt. 108 and Montgomery County owns and maintains a portion of Warfield Road and Brink-Sundown Road.

It is anticipated that once the western Laytonsville By-pass is open and functioning, the old Md. Route 108 right-of-way, through the Town, will be deeded to the Town and become “Main Street”. The Town will modify and re-vitalize “Main Street” by constructing pedestrian friendly

facilities in order to attract out of town shoppers to the” Main Street” shops and to promote a safe walkable community for the Town’s residents and the visitors. These improvements may include installing new sidewalks, pedestrian crosswalks, lighting, landscaping, bicycle racks, and street benches. When the re-vitalized “Main Street” is completed, The Town intends to attract new businesses, such as antique shops, restaurants with outside dining, gift shops, and other retail establishments.

The 2011 letter from Montgomery County to the State describes the Md. Route 108 By-Pass as a priority project. However, the current 2014 letter does not include the By-Pass. The Town will coordinate with their representative at the Montgomery County Council, the staff at MCDOT, and the staff at the MNCP&PC in order to have the By-Pass re-instated in the 2015 letter to the State.

If the first traffic circle is successful and embraced by the Town’s residents, when the by-pass is built, two additional traffic circles could be added at the by-pass intersection with Brink Road and at the northern end of the Town, where the By-pass reconnects with Md. Rt.108. The northern circle would help to slow traffic down before it enters the Town. Both traffic circles will require coordination and plan approval and permitting from the MSHA District 3 Office.

Vehicular, pedestrian, and bicycle safety is an important part of this Transportation Section. The Town will work with the State of Maryland and Montgomery County to make travel ways safe for all forms of transportation. Shared Bike Lanes will be considered. Proper sight distance, lighting, and signage will be evaluated at all roadway crossings and intersections. The Town will place bicycle racks at popular locations throughout the Town, The Laytonsville Elementary School already has bicycle racks installed on the site. The Olney Master Plan, adopted in 2005, proposes a “shared use path”, adjacent to the roadway along MD Route 108 from Olney to Laytonsville.

All proposed sidewalks and walkways will conform to the Americans with Disabilities Act (ADA). Most areas within the Town presently have existing ramps and signage. However, the Town will evaluate existing conditions and where possible attempt to bring the existing sidewalks and walkways up to ADA standards, such as adding ramps, lighting, and safety signage.

COMMUNITY FACILITY ELEMENTS

GOALS

- Provide the necessary community facilities in response to changes in growth and demographics.
- Ensure that all public facilities and services can properly accommodate new development in addition to serving the current population.
- Enhance public and personal safety.
- Provide community recreational facilities that provide opportunities for residents of all age levels.
- Provide pedestrian and vehicular safety.
- Provide a place to gather for community spirit and functions.
- Provide an avenue for effective community outreach and citizen input.

CURRENT CONDITIONS

Public sewer is not available to the residents of Laytonsville nor is it planned in the foreseeable future. Laytonsville is presently designated in Service Area S-6 and will require the approval of the Montgomery County Council to be placed in the 10-year sewer plan. In as much as sewer service is not planned, the State health regulations now being applied will continue. Public water has been approved for some areas of Laytonsville that are designated as W-6. WSSC public water service is presently available in a portion of the Town (Exhibit “D”). For more detail, see Water Resources Element.

Public schools serving the Laytonsville area have provided an interesting history. Several public one-room primary schools were established in the area in the mid 1800s. One for black children was located near Brooke Grove Church. Another was located next to the original St. Bartholomew’s Episcopal Church on Sundown Road between Laytonsville and Unity. Later, a new building was located one-quarter mile east of Laytonsville on the south side of Sundown Road. This occurred near the time of Town’s incorporation. By 1904 a new two story grammar school was built within the Town, at the site of the present school. The Brooke Grove School for black children remained in service until 1948.

The present elementary school is located on a 9.57 acre site, providing 16 regular classrooms, 3 kindergarten classes and one Headstart area. The present enrollment is 455 students, of whom 10 reside within the Town of Laytonsville. The Gaithersburg Middle School is located 7 miles from the Town center. Gaithersburg High School provides 9th through 12th grade classes and is approximately 8 miles from the center of Town. Students are bused by Montgomery County Public School buses to both facilities in Gaithersburg.

Fire protection is provided by the Laytonsville District Volunteer Fire Department located within the Town on Md. Route 108, across from the elementary school. A new addition to the existing fire house is presently under construction.

Police protection is provided by the Montgomery County Police Department, with a sub-station located approximately six miles to the southeast in Olney. The closest Maryland State Police Barracks is located on the west side of Interstate Route 270 in Rockville, approximately 13 miles from the center of Town.

MedStar Montgomery Medical Center in Olney and Shady Grove Adventist Hospital in Gaithersburg are located 7 miles and 12 miles, respectively, from the center of the Town.

Public library facilities are provided on a regional basis with facilities in Gaithersburg, Damascus, and Olney. Library facilities may be expanded as more population locates in the upper county.

The Town is currently served by a contract Post Office facility located in the Laytons Village Shopping Center, with mail delivery originating from the Damascus Post Office. Public facilities include a Town Hall (P-744), dedicated in 2003, at 21607 Laytonsville Road. The Town Hall, built in 1887 for the Bell family, was renovated in a manner to preserve its historic character. In addition to the public services provided by Montgomery County, the Town provides community services, such as trash and recycling collections, street and sidewalk snow removal, and street lights.

There are public parks and recreation facilities available in and adjacent to the Town. These parks are full-scale parks with active recreational facilities including ball fields, basketball courts, tennis courts, and picnic facilities. In addition to these parks, the St. Paul Methodist Church has a designated park site north of the church on Md. Route 108. Two public golf courses are located just outside the Town limits. Laytonsville Golf Course is located on Dorsey Road, less than a mile south of the Town limits, and Blue Mash Golf Course is approximately 2 miles south of the Town limits on Md. Route 108. The private Montgomery Country Club is on Md. Route 108, approximately 1/3 mile south of the Town (Exhibit "E").

The Town adopted a safe, walkable community approach to make the Town more community and pedestrian friendly (Exhibit "F"). All future, proposed developments will be required to provide safe, community walkways (sidewalks and trails) and congregation areas with benches. Access to the public parks will be provided through the proposed developments. The Laytonsville Nursery Subdivision (Stadler) and the Fulks South Subdivision (Natelli - behind the fire house) will provide approximately 20 acres each of common area, land improvements, and infrastructure, which could be used for parks and recreation. The objective is to create a series of public community areas that are interconnected and provide a destination for families.

The Town of Laytonsville has developed a very comprehensive website at www.laytonsville.md.us. The website includes valuable information regarding services provided in the Town, such as trash and recycling collection, snow removal for streets and sidewalks, and street lights. The site also describes, in detail, the various Town ordinances, fees, and permits. In addition, the website provides a calendar of official Town meetings and community events, as well as contact information for local public services, a history of the Town, and other valuable sources of information to the Town residents and visitors.

RECOMMENDATIONS

Public facilities to serve Laytonsville are limited and will continue to be so for several reasons. Several septic systems are failing on ½-acre lots and the only viable solution is to bring in public water, so that the existing septic fields can be expanded into areas where the existing wells are presently located. The Town will, for the foreseeable future, use individual on-site sewage disposal systems, well water, and public water. The long range development projections are based upon this and the Maryland Department of the Environment that control the installation of these systems.

The Town will continue to work closely with the officials at Montgomery County and at the State of Maryland in order to ensure that adequate County and State public facilities are provided within the Town, especially as the Town continues to grow and to redevelop.

IMPLEMENTATION ELEMENT

GOALS

The Town's Goals include the construction of the Md. Route 108 By-pass, the development of the future residential subdivisions, the creation of the "Main Street" concept, with a friendlier pedestrian pattern of sidewalks and cross-walks, and more. These milestones will be dictated by the local economy and the actions of those involved with the public and private decisions.

CURRENT CONDITIONS

The Zoning Ordinance, the Historic District Commission, the Board of Appeals, the Subdivision Regulations, and the Capital Improvement Program will implement the Plan, once approved, and guide the community in achieving its goals and objectives.

ZONING ORDINANCE

The major tool for plan implementation is the Zoning Ordinance, as adopted. The current Zoning Map (Exhibit "C") will be modified over time to reflect any changes to the current Zoning Ordinance adopted pursuant to the Comprehensive Plan and Annexation Plan. Current versions of the maps and plans are available at Town Hall.

A Historic District applies to the entire frontage of Laytonsville Road (Md. Route 108) from north of Brink-Sundown Road south to Laytonsville Elementary School (P-146) on the east side of Laytonsville Road (Md. Route 108) and the Laytonsville Volunteer Fire Department (P-150) on the west side. The limits also extend east along Brink-Sundown Road to include Lot 2 in the Fulks North Subdivision and west along Brink Road to include Lot 1 in the Rolling Ridge Subdivision. A list of the Historic Residential and Historic Commercial parcels can be found at Appendix A. The Historic District includes a limited area of commercial properties, and this will provide flexibility through the special exception process to continue to allow limited business activities such as antique and craft sales, professional offices including real estate, art studios, and other similar or related uses.

Several properties in the Historic District are presently classified as legally non-conforming. This classification shall be revoked upon changes in ownership or use. Any proposed asset improvements, changes in function or operations must be submitted to the Town for review and approval prior to implementation.

The Commercial Historic District extends along the west side of Route 108 from Erdle's Automobile Repair Shop (P-948) to Boyland Electric (P-908). A special exception option is available to these properties to encourage eventual transformation of to economically viable uses that will be in compliance with the Goals and Objectives of the Comprehensive Plan and the Historic District. Appropriate activities that might replace the present uses at some point in the future include an antique mall, a local hardware store, specialty shops and boutiques, a country restaurant, a small inn, or other uses that are compatible with Victorian style or motif.

The districts not related to the Historic District will be devoted to agricultural activity and residential uses on minimum one-half (½) acre, one (1) acre, and two (2) acre lots. New developments will be two (2) acre cluster subdivisions. One additional commercial district will be provided east of Laytonsville Road at the Stadler Nursery (P-402) and to the east of the Bank property (N-305) adjacent to the current commercial area. As noted earlier, this area has been expanded to accommodate the future needs of the community.

SUBDIVISION REGULATIONS

The Town of Laytonsville has adopted the Subdivision Regulations of the Town of Laytonsville, MD. The Town's Planning Commission has the authority to approve, approve with conditions, or disapprove a subdivision application. The first phase of the subdivision process is the submission of a Preliminary Subdivision Plan package. The Regulations require the Preliminary Subdivision Plan package to include, at a minimum, a Natural Resources Inventory/ Forest Delineation Plan, a site layout plan, preliminary septic field layout, well or public water layout, preliminary grades, sidewalk and path locations, preliminary utility studies, preliminary stormwater management and sediment control measures, a Forest Conservation Plan, a metes and bounds description of the property, and possibly a traffic analysis.

When an applicant submits a Preliminary Subdivision Plan, the Planning Commission, supported by its technical consultant, reviews the submission, works with the applicant's design team, holds a public hearing on the submission, and votes to approve, approve with conditions, or disapprove the Preliminary Plan application.

If the Planning Commission approves the Preliminary Subdivision Plan, the next step in the process is for the applicant to submit a Record Plat to the Planning Commission for its review and approval. After the Record Plat is approved by the Planning Commission, it is recorded in the Land Records of Montgomery County.

In addition to the Town's Zoning Ordinance and Subdivision Regulations, the Town has several other governmental responsibilities. These include the building permits process, a sign ordinance, a weed and grass ordinance, and more. These and other ordinances can be found at the Town Hall and on the Town website.

MUNICIPAL GROWTH ELEMENT

GOALS

Provide guidance to the Town and its citizens, as the Town grows and changes. Over the next few years, the Town needs to make sure that the growth and change that occur in the Town are accomplished in an orderly and well planned process. The Town must ensure that all public facilities are provided and that they are adequate for future growth.

CURRENT CONDITIONS

Past Growth Patterns – Past development was based upon suitable areas that were limited by soils, septic, and well.

ANTICIPATED GROWTH

Public Schools – According the information provided by the Montgomery County Board of Education, the current predictions indicate that future growth (2030) will increase population and potentially cause the Laytonsville Elementary School to exceed capacity. The Montgomery County Board of Education is responsible for all public schools and periodically re-calculates the student requirements and potential school needs. For estimating purposes, the 141 potential, additional residential units will generate approximately 35 elementary school students. See the Land Use Element on Page 21 for further growth information.

Population – Year 2030, 900+

Public Safety – The Town relies on the Montgomery County Police Department. Laytonsville is home to the Laytonsville Volunteer Fire and Rescue Station #17.

Libraries – The Town relies on the Montgomery County Library System.

The Town relies on State, County, and Town (real estate and personal property) taxes to pay for infrastructure maintenance and upgrade.

Rural Buffer Zone – Agricultural Reserve established by County to the north of Town.

Protection of Sensitive Areas – Establishment of Agricultural Easement and stream buffers where appropriate per State and County established requirements.

ANNEXATION

At this time, The Town of Laytonsville has no plans for further annexation of land. In the past, annexation has proved to be a valuable tool for protecting the Town's integrity. In the early/mid 1980s, properties were annexed in order to protect the Town from the possible encroachment of

the County landfill, located southeast of the Town limits. The Town has also annexed land from a developer in order to provide property for the future Laytonsville Md. Route 108 By-pass. Annexation was a means for the Town to preserve its character and vision of the future. The Town will consider future annexation, should the action provide value to the Town and its residents. The Town of Laytonsville may pursue annexation for the purposes of protecting the high quality of life achieved through universal stewardship of the land, water, and air in sustainable communities and the protection of the environment.

Such area for future consideration may be as follows:

- North of Town - In order to protect the northern limits of the Town from future development, several properties northeast of the town may be considered for annexation in the future. Potential parcels include P-400 - the Sundown Farm LLC site -151.2 acres and P -900 - the Stabler Property - 160.8 acres. (If annexed, these properties would be served by private, individual well and septic systems, Tier III or Tier IV.)
- South of Town - There may be a need to annex land to the south to provide additional commercial properties. Potential parcels include P-466 & P-467 - the Allcock Properties - 1.1 acres, P-508 - the Flores Property - 1.31 acres, and P-560 - the J. B. Kline Property - 5.63 acres and an additional parcel also listed as owned by J. B. Kline, containing 5,948 sq. ft. (If annexed, these properties would be served by private, individual wells or WSSC public water and private septic systems, Tier III or Tier IV.)
- East of Town - In order to have control over the growth at the eastern limits of the Town, there may be a need to annex parcel P-658 -the Arnold Property - 48.8 acres. (If annexed, this property would be served by private, individual well and septic systems.)

None of these examples is an endorsement for or against future annexation and each must be examined closely on their merits and liabilities. However, the Town of Laytonsville must keep these avenues open for planning the future of a viable Laytonsville. These potential, annexation properties are shown on Exhibit "G."

Future Parcels, which may be annexed by 2030:

ANNEXATION				
PARCEL	PROP. NAME	ZONING	ACREAGE	POTENT. YIELD
P-508	FLORES	Commercial	1.3	16,988 sf
P-900	STABLER	Resid. /Agr.	160.8	6 Lots
P-400	SUNDOWN FARM	Resid. /Agr.	151.1	6 Lots
P-658	ARNOLD	Resid. /Agr.	48.8	1 Lot
P-466 & P-467	ALLCOCK	Commercial	1.1	14,375 sf
P-560	KLINE	Commercial	5.8	75,794 sf

TOTALS 368.9 ac. 13 lots +
107,157 sf

ECONOMIC DEVELOPMENT

GOALS

To provide the business environment and zoning measures that will allow existing and future commercial enterprises the opportunity to provide the Town's residents with the services they desire.

Economic development and activities should contribute to the maintenance and improvement of the Town's historic character. The present economy is comprised of service facilities, retail uses, office/commercial uses, and various contractors that provide a valuable service not only to Town residents but to the adjacent communities as well. These functions may remain intact where they are presently located, but further expansion should be closely monitored through the tools found in the Town's Zoning Ordinance and the Subdivision Regulation, in order to maintain the historic charm of the Town.

The retail/commercial sites located at the southern end of the Town along Md. Route 108, provide additional services to the Town and nearby residents. For future community needs, within the time frame of this plan, the business area is proposed to increase by an additional 20 acres, for a total business area of 30 acres. Desired community services include professional services, retail establishments, and other amenities to serve the growing population in this area of Montgomery County. The commercial area contained in this plan is approximately 30 acres (5% of the area of the Town), which is an optimum factor for the Town. More extensive shopping can be found in Olney, Damascus, and Gaithersburg.

Future economic development should center on professional services, retail businesses serving community needs, and historic activities such as antique sales, arts and crafts, and perhaps a country inn. This can be accomplished with phased street improvements for Md. Route 108, after the By-pass has been implemented and when through traffic no longer uses the present routes. The existing State right-of-way can then be utilized for local uses only, with emphasis on pedestrian and shopper traffic. Walkways should be improved and expanded. Streetscapes can be provided with benches, lamps, and other amenities including generous landscaping. This can be accomplished as a joint effort between the local merchants and involved residents.

RECOMMENDATIONS

The Mayor and Council will develop the tools necessary to assist the owners in the renovation of the non-conforming properties. Examples of these tools are tax incentives and zoning reclassifications. It is hoped that the owners of the business activities in the central area will initiate the steps necessary to transfer this area into an architecturally compatible grouping of structures that will reflect the historic character envisioned for the Town.

WATER RESOURCES ELEMENT

GOALS

To ensure that the planned growth, as stated in this Plan, is served by and in accordance with the State and County public water or well, public sewer or septic, and/or stormwater management policies and regulations. The water resource element requires municipalities to analyze current water supplies, wastewater treatment capacity, and point and non-point source pollutants. When examining the potential for future growth, the municipality must take into account any shortcomings of water resources and pollutant levels that may result.

WATER ASSESSMENT

Drinking water in Laytonsville is currently provided by individual on-site wells or by the WSSC. The Elementary School, which presently utilizes an existing well for non-drinking water and bottled water for drinking, plans on connecting to the WSSC water main during the summer of 2014. The Laytonsville Volunteer Fire Department has connected into the WSSC water main. Because of failing septic systems on older, smaller lots (1/2 acre), as well as an isolated area of contaminated groundwater, the Town has lobbied Montgomery County and the Washington Suburban Sanitary Commission (WSSC) to bring public water to the Town. The reason failing septic systems are a water supply issue is that a failed septic system must be extended, usually into the existing well's setback. By connecting into the public WSSC water main system, the homeowners will have the potential to expand their septic field. Replacing the septic systems with a sanitary collection and treatment system is much more expensive than a public water supply system.

The "Montgomery County Comprehensive Water Supply and Sewerage Systems Plan 2003 – 2012" (Exhibit "H") mentions the existence of the polluted aquifer at the western side of the Town. The plan suggests the construction of a community water service system. The isolated area of groundwater contamination is an area of approximately 50 acres behind the firehouse. Leaking underground fuel storage tanks at the firehouse were the source of the contamination. Those tanks have since been replaced and the source of the contamination has been eliminated, but test wells show residual amounts of hydrocarbons in the water table. The area is currently undeveloped, and could only be developed when public water is available in the Town. None of the residential or commercial drinking water wells in Town have tested positive for this contamination.

Bringing public water to the Town involved installing a pipe system and a new storage tank, which was connected to the existing WSSC water storage tank located at Md. Rt. 124 (Woodfield Road) and East Village Avenue. Currently, all WSSC improvements have been completed and public water is available to a large portion of the Town. The connection from the WSSC meter to the individual house water-system will be the responsibility of the individual property owners, if and when they desire WSSC water service. The property owners will then hire a WSSC approved plumber to make these water house connections.

According to the WSSC staff, the new water tower on Warfield Rd. has a capacity of 500,000 gallons, which includes domestic storage, fire protection storage, and emergency storage. The height of the water level in the tower is 127 feet. The pump station will distribute 1.72 million gallons per day, which will provide continuous water flow to the water tower.

The WSSC estimated that the initial average daily demand flows required for all of the uses (residential, commercial, institutional, and retail) in the Town in 2014 will be 75,066 Gallons per Day (GPD). They also estimate that the ultimate average daily demand flows for the Town, after the Town has been fully developed, will be 260,000 GPD. They stated the flows and pressure are adequate for the properties that will be served by public WSSC water in 2014.

Refer to Exhibit H for water designations:

W-3 Designated Areas-Areas approved for public water supply.

W-5 designated Areas- Areas that currently have on-site wells, but are proposed for water supply in the future.

W-6 Designated Areas – Areas that currently have on-site wells, but are not proposed for water supply for at least the next 10 years.

WASTEWATER ASSESSMENT

The Town is located in sewer category S-6, signifying that public WSSC sewer service is not available and is not planned for the near future. All wastewater disposal within the Town is by individual septic system. An exception to this is the shopping mall at the southern entrance to the Town, along the west side of Md. Rt. 108, where wastewater is collected in an on-site storage tank and is periodically hauled away and disposed of in the WSSC sanitary collection system in Montgomery County. The treatment plant for this collection system is the Blue Plains Wastewater Treatment Plant in Washington, DC. According to WSSC, at the present time, WSSC public wastewater service is not planned for the Town of Laytonsville for at least the next 10 years.

The Montgomery County Department of Environmental Protection approves septic system applications. Most of the Town is in two watersheds—the Patuxent River and Great Seneca Creek Watersheds. The dividing line is essentially Md. Rt. 108. East of Md. Rt. 108 drains into the Patuxent River Watershed, which requires 17,000 square feet for a septic field. The Great Seneca Creek Watershed requires 10,000 square feet for the septic field. The reason the Patuxent watershed has a larger area requirement is it has two nearby major water supply reservoirs, Triadelphia and Howard Duckett, the latter of which is located downstream of Laytonsville.

In general, the soils and groundwater table support septic systems, particularly for newer homes on lot sizes greater than one acre where the requirements listed in the above paragraph were implemented. However, in areas in Town where the zoning is ½-acre lots, homes were built many years ago when Laytonsville did not have a Zoning Ordinance and the County did not have the current strict septic requirements. There are approximately 75 ½-acre lots in Laytonsville. Many of these homes are located along Md. Rt. 108 (Laytonsville Road), First Street, Second Street, and Montgomery Street. As of today (2014), several of these homes are experiencing failing septic systems.

In the summer of 2012, the Town sent a questionnaire to all the Town residences and retail/commercial water users. The questionnaire asked if the users had had any problems with their well or septic systems, had made any repairs or replaced the systems, and if they intended to connect to the WSSC public water main system, when it was available. The Town received 41 responses. Twenty-nine responses stated that the users had not had any problems with their well or septic systems, and they intended to connect to the WSSC public water system. Seven residences reported septic system failures that had been previously corrected, and they also planned to connect to the WSSC public water mains. One person said their septic system had also failed, and they were in the process of applying to the State of Maryland for financial assistance to replace the septic system. Four residents reported no problems with their well and septic systems and stated they did not intend to take advantage to the WSSC water service.

The problem is exacerbated by the fact that these homes also have wells with a 100-foot setback requirement from septic systems, so there is very little or no space to expand these septic systems. By connecting Laytonsville to the WSSC water supply system, many of these homes may be able to install a new septic field where the existing well is located. However, this is only a temporary solution, since these new septic fields will still not conform to the current Montgomery County septic field regulations. Fortunately, this could potentially add an additional 20 to 30 years to the life of septic service on these lots.

With the WSSC extension of new water mains into areas within the Town, those areas will have adequate water flows and service. There are no known problems with the existing wells within the Town. The water extension will also allow some homeowners to expand their existing septic fields. Water supply and the sewerage disposal should be acceptable for several years to come. All new construction within the Town must obtain the prior approval of the well and/or septic systems from the Montgomery County Department of Permitting Services (MCDPS) and / or prior approval of public water connections from the Washington Suburban Sanitary Commission (WSSC).

There are several options to mitigate the septic problem, which include:

- 1. Connecting to an Existing Sanitary Sewer Collection System.** Construct an underground piping collection system that would connect to an existing sanitary sewer collection system. The ultimate treatment point is the Blue Plains Wastewater Treatment Plant on the Potomac River, located upstream of the Woodrow Wilson Bridge.
- 2. Community Septic System.** Pipe wastewater from multiple individual homes to one or more centralized septic systems. This option will require the Town to acquire property beyond the limits of the Town and the install an expensive sewage collection and conveyance system.
- 3. Individual Storage Tanks.** This would store sewage in a tank, which would be pumped and transported off-site to a sewage system collection system that discharges to a sewage treatment plant.

4. **Spray Irrigation.** This involves collecting wastewater from multiple individual homes, pre-treating the wastewater to levels below the State mandated nitrogen limits, and spraying the effluent on farmland, grasses, or woodlands.
5. **Small Wastewater Treatment Plant.** Includes a wastewater collection system (pipes under the roads) that carries sewage to a central location where the wastewater is treated to remove pollutants such as solids, nitrogen, and phosphorus. The cleaned effluent is then discharged into a local creek, stream, or river.
6. **Advanced Septic Systems.** This includes sand mounds, recirculating sand filters, and other filters such as peat-moss based biofilters.
7. **Changes in Land Use Zoning.** This would involve rezoning the ½-acre lots to 1-acre minimum lot size to accommodate the larger septic field requirements.
8. **No action.** This means that nothing is done to mitigate the septic system problem.

Because only seven homes, on half acre lots, have reported septic system failures or problems, the most efficient solution to deal with the current sewage problem is on a house by house basis. Therefore, Option 6 – Advanced Septic Systems that include sand mounds, re-circulating sand filters, and other filters such as peat moss based biofilters are recommended. These systems are relatively expensive compared to typical septic systems (tank and drain field), but financial support from the Maryland Department of the Environment may be available to assist the individual homeowner. Most of the other options require piping and collection systems, which are very expensive. Option 7 – Changes in Land Use Zoning and Option 8 – No Action are not warranted at this time because of the relatively small number of homes currently having problems. In addition, with implementation of the drinking water supply system by WSSC to be completed in 2014, homeowners will have more space available on their lots for on-site wastewater treatment. The Town should re-evaluate these recommendations every five years or when the Comprehensive Plan is updated.

SUSTAINABLE GROWTH & AGRICULTURAL PRESERVATION ACT - 2012

During the 2012 session of the Maryland General Assembly, the “Sustainable Growth and Agricultural Preservation Act of 2012” was passed by both houses of the General Assembly and signed into law by Governor Martin O’Malley.

In 2010, the U.S. Environmental Protection Agency (EPA) set limits on the amount of nutrient and sediment pollution that can enter the Chesapeake Bay. The EPA required Maryland to submit and obtain approval for a “Phase I Watershed Implementation Plan (WIP)”, which sets the allowable pollution load from different sources and identifies strategies for reducing nutrients and sediments that harm the Bay. The “Act of 2012” addresses the WIP requirements.

The law has four “tiers” of land use categories, which relate to wastewater treatment for new developments. All jurisdictions in Maryland that have zoning and planning authority must adopt the tier designations and include them in their Comprehensive Plan. The law also establishes definitions for “Major Subdivisions” and “Minor Subdivisions.” A Major Subdivision is defined

as five or more lots, plats, building sites, or other divisions of land and a Minor Subdivision is less than five lots, plats, building sites, or other divisions of land.

Tier I - Public sewerage for residential major subdivision. Public sewerage for residential minor subdivisions..

Tier II - Public sewerage for residential major subdivisions. Public sewerage or on-site sewage disposal systems for residential minor subdivisions. On-site sewage disposal systems are permitted in Tier II but shall be viewed as interim systems until public sewerage systems are made available..

Tier III - On-site sewage disposal systems are permitted for residential major subdivisions. Residential minor subdivisions can be served by individual on-site sewage disposal systems. .

Tier IV - Residential major subdivisions are not permitted without an exemption. Residential minor subdivisions can be served by individual on-site sewage disposal systems.

The Town of Laytonsville is not presently serviced by a WSSC sewerage system and is not planned for service in the future. Thus, the Town does not fall into Tiers I and II. If, in the future, a public sewage conveyance and treatment facility is built, the Comprehensive Plan and the Tier designations will have to be updated.

Since all the land within the Town is served or will be served by septic systems, the Town is categorized as Tier III. This includes the residential properties, the commercial/retail tracts, and the institutional uses, such as the school, the fire house, and the churches.

Some of the properties that may in the future be considered for annexation into the Town may be placed into the Tier III and IV categories, if and when they are annexed. The Town will coordinate its efforts with the Maryland Department of Planning (MDP), the Montgomery County Department of Permitting Services (MCDPS), and the Maryland National Capital Park and Planning Commission (MNCP&PC).

The law also describes in detail the process by which a local jurisdiction must designate and approve a Major and a Minor Subdivision. The Town already has an established process for reviewing and approving subdivision plans, and this process falls within the guidelines of the 2012 law. Prior to the Town's Planning Commission approving any new subdivision, the applicant must obtain approval of the on-site well and septic system from the MCDPS. During the subdivision process, the Planning Commission must consider the cost of services to the major subdivision and the potential environmental impact of the property. The Town's Zoning Ordinance, which requires large lot subdivisions, also limits the growth potential.

The law does include a "grandfather" provision, which applies to any subdivision that was submitted for preliminary plan approval by October 1, 2012. The approved plan will expire if the lots are not approved by the Town by October 1, 2016.

Exhibit “I” delineates the Tier III areas presently within the Town limits and the potential Tier III and IV areas of future annexation. The water and sewer categories are shown on Exhibit “D.”

STORMWATER ASSESSMENT

Almost all of Laytonsville is part of two watersheds, the Patuxent River and Great Seneca Creek Watersheds. The dividing line runs essentially down Md. Rt. 108 (Laytonsville Road). Areas east of Md. Rt. 108 drain into the Patuxent River via tributaries to the Hawlings River. The Hawlings River enters the Patuxent River just downstream of Triadelphia Reservoir. Areas west of Md. Rt. 108 drain into the Great Seneca Creek. There is a very small part of the Rock Creek Watershed (on the scale of 1-2 acres) in the southern part of Laytonsville that is located on the east side of Rt. 108 on the Stadler Nursery; however close site inspection would be necessary to determine if drainage has been altered by development of the land.

Laytonsville does not have a stormwater ordinance. It relies on the Montgomery County Department of Permitting Services (MCDPS) for both stormwater management and sediment and erosion control reviews for new development. The MCDPS also provides County inspection services during and after site construction. During their review, MCDPS and the MNCP&PC consider the future environmental impact of the proposed development on the receiving streams and adjacent areas, within Montgomery County.

The applicant’s design engineer is required to provide construction observation services and to submit “As-Built” Plans and computations for review and approval by the County, prior to the MCDPS releasing the applicant’s performance bond.

The Water Resources Element (WRE) prepared by the staff at the Maryland National Capital Park and Planning Commission (MNCP&PC) has incorporated the existing and proposed developments within the Town of Laytonsville into its recent water-quality-nutrient-level and non-point-source-loading calculations. No request has been made by the Maryland National Capital Park and Planning Commission (MNCP&PC) to change the Town’s land use to meet water quality standards.

The Stormwater Management review and approval process considers minimizing impervious surfaces, in addition to pre-treatment, best management practices, water quality, and water quantity features. The Town’s Planning Commission and its consultant also review the applicant’s Sediment Control Plans and Stormwater Management Plans and may make recommendations to the applicant and to the MCDPS.

The Maryland National Capital Park and Planning Commission (MNCP&PC) has included the stormwater assessment for the Town of Laytonsville in the latest version of Montgomery County’s Comprehensive Plan. This includes both the contribution of surface runoff as well as the contribution of septic systems to the water quality of the Patuxent River and Great Seneca Creek Watersheds. During the Town’s review of new subdivisions and when it considers a parcel

for annexation, the Town will consult with the staff at MNCP&PC and the staff at Montgomery County on stormwater and wastewater issues.

Laytonsville obtained State grant funds to build a stormwater management pond near the intersection of Second Street and Sunset Drive. The pond is referred to as a “pocket wetland” and is used for water quality treatment of stormwater runoff from Montgomery and Howard Streets. It was built around 2000.

ENVIRONMENTAL RESOURCES

GOALS

Protect the natural resources within and surrounding the Town limits.

SOILS

The generalized soils, as they relate to septic capability, are designated on the Soil Map (Exhibit “J”) and on file with the Town. The shaded areas as shown on this map represent soils that are not satisfactory for septic systems. The remaining areas are satisfactory. Approximately 20-25% of the vacant land or approximately 75 acres cannot accommodate on-site sewage disposal systems because of high water table or steep topography. Within the Town, the unsatisfactory soils have a high water table.

Predominant soils within the Town are Glenelg silt loam and Manor silt loam within the Great Seneca Watershed west of Md. Route 108 and Chester silt loam in the Patuxent Watershed to the east. All of these soil groups are deep, well drained fertile soils highly rated for agricultural uses. Glenville silt loam, a high water table soil, is located in the swales that drain from the ridge lines. It is within these areas that most of the quality hardwood vegetation is found.

For designation purposes, these drainage areas will be referred to as environmental quality corridors (EQC’s, see Environmental Resource Map), in that they are not only a source of hardwood vegetation but also serve as a wildlife habitat where numerous species of native wildlife can be found. Little development has occurred within these EQC areas so a conservation strategy is appropriate.

Environmental constraints are limited. The Soil Map (Exhibit “J”) indicates those soils not satisfactory for development. The Environmental Resources Map (Exhibit “B”) defines the environmentally sensitive areas associated with the stream valleys that serve the Great Seneca and Patuxent Watersheds. For the most part, the vegetation that exists within the Town is associated with these environmentally sensitive areas.

During Subdivision and Site Plan review processes, the EQCs may be defined by more detailed studies including: soils surveys, water table evaluations, vegetation surveys, and wildlife habitat inventories. Much of this area could be protected by the US Army Corps of Engineers as wetlands under the authority of Section 404(b) (1) of the Clean Water Act. Any disturbance in wetland areas and their buffers will require a review and permit from the Corps and the State. The Town Reforestation Ordinance preserves the total number of existing trees.

It is recommended that the areas defined as EQC be left in their undisturbed state either by the homeowner’s associations and/or Town, which will care for and protect them in perpetuity or through private ownership with deed restrictions. This, as well as our historical heritage, is a valuable resource that cannot be duplicated once lost, so it is imperative to apply appropriate conservation measures now, so as to protect these resources for our future generations. The preservation of the EQC in their natural state does not preclude sensitive development within

these areas, so long as those areas where soil conditions permit are developed with minimal clearing and grading and respect for steep slope conditions where such exist. As an alternative, cluster development on smaller lots may be appropriate as a method to preserve quality forested areas for vegetative and wildlife conservation. Where soils, because of high water tables or restricted bearing capacity preclude development, the policy should be to acquire these areas for community open space or conservation easement through dedication or conveyances to homeowners, as noted above.

ENVIRONMENTAL GUIDELINES

The State of Maryland requires all local jurisdictions with zoning and subdivision authority to either adopt the State's environmental guidelines or develop their own guidelines, which then must be approved by the State. The guidelines define areas of a new subdivision that are environmentally sensitive and that should be preserved and protected. These areas include stream buffer setbacks, steep slope setbacks, stream setbacks, forest stand definitions and setbacks, mature tree retention, erodible soils, wetlands, and archeological preservation. The Town of Laytonsville has adopted the State of Maryland guidelines. When a new subdivision is submitted to the Planning Commission, the Commission's environmental consultant reviews the applicant's Natural Resources Inventory/ Forest Stand Delineation package and advises the Planning Commission.

WORKFORCE HOUSING ELEMENT

“Workforce Housing” is defined as rental housing that is affordable to households with an annual income between 50 percent and 100 percent of the area median income, or homeownership housing that is affordable to households with an annual income between 60 percent and 120 percent of the median income.

GOALS

Provide a continuous supply of affordable housing units within the Town limits, which can be utilized by the employees of local Laytonsville businesses.

CURRENT CONDITIONS

The Town of Laytonsville currently has 16 rental “Work Force Housing” apartment units at several locations within the Town.

RECOMMENDATIONS

The current level of workforce housing should be sustained through 2030. However, the sustainment of current levels of workforce housing may not be attainable given the changes in the cost of real estate and the age of the existing rental apartment units within the Town. Actions that may assist the retention of current levels of workforce housing may include the following:

- Preservation and renovation of existing housing stock
- Redevelopment of existing residential areas
- Streamlined regulatory processes and reduced regulatory fees for construction or renovation
- Financial incentives for construction and renovation including local property tax credits
- Special zoning regulations for construction and renovation including inclusionary zoning
- Efforts to preserve workforce housing stock for subsequent first-time homebuyers and renters
- Coordination with neighboring jurisdictions
- Coordination with private sector employers
- Leveraging of federal financial assistance
- Ensuring a portion of residences will be available for rent

APPENDIX A - LIST OF PROPERTIES WITHIN THE HISTORIC DISTRICT

RESIDENTIAL PARCELS
WEST SIDE OF ROUTE 108
P-150
P-120
P-066
P-042
P-043
P-012
P-875
P-854
P-855
P-820
P-800
LOT 2
P-693
LOT 1
LOT 13
LOT 14
LOT 15
LOT 16
P-703
P-729
P-733
LOT 1 ROLLING RIDGE
LOT 2 ROLLING RIDGE
LOT 3 ROLLING RIDGE
LOT 4 ROLLING RIDGE
LOT 13 ROLLING RIDGE
P-595
P-650
P-651
P-645
P-644
P-600
P-602
P-604

RESIDENTIAL PARCELS
EAST SIDE OF ROUTE 108
LOT 3 FULKS NORTH
LOT 2 FULKS NORTH
P-663
P-662
P-690
P-660
LOT 2
P-716
P-715
P-745
P-744
P-770
P-769
P-798
P-824
P-823
P-852
P-851
P-877
P-905
P-931
P-959
P-960
P-988
P-986
P-016
P-040

COMMERCIAL PARCELS
WEST SIDE OF ROUTE 108 ONLY
P-948
PARCEL "D"
P-983
P-961
P-930
P-908

APPENDIX B – LIST OF HISTORIC STRUCTURES

MD. Historic Registered Structures

Parcel	Property Name	Address	MHT No.
P - 602	Ayton / White House	7011 Brink Road	1976 14-37-6
P - 798	Bell - Weeks House	21601 Laytonsville Road	1976 14-37-2
P - 800	Joseph Higgins House	21606 Laytonsville Road	1976 14-37-3
P - 963	Layton House *	7000 Brink Road	1978 14-37-1
P - 662	Temperance Hall	6920 Sundown Road	1976 14-37-5
P - 16	Weeks - Griffith Antique Shop	21415 Laytonsville Road	1976 14-37-4
Lot 14	Rolling Ridge	7215 Brink Road	1976 14-38

* Also on the National Register

Other Historic Structures

Parcel	Property Name	Address
P - 43	Allnutt Riordan House	21412 Laytonsville Road
P - 042	Amelia Allnutt House	21408 Laytonsville Road
P - 715	Armstrong House	21619 Laytonsville Road
P - 744	Bell House	21607 Laytonsville Road
P - 877	Bennethum House	21517 Laytonsville Road
P - 604	Dwyer House	21710 Laytonsville Road
P - 823	Dwyer - Barber House	21529 Laytonsville Road
P - 595	Dyson House	7201 Brink Road
P - 012	Griffith House	21416 Laytonsville Road
P - 875	Crawford-Griffith-Fraley House	21520 Laytonsville Road
P - 854	Higgins House	21524 Laytonsville Road
P - 905	Houck House	21513 Laytonsville Road
P - 820	Howes House	21532 Laytonsville Road
P - 703	Mills House	7120 Brink Road
P - 690	Mobley House	6924 Sundown Road
P - 930	Mullinex House	21510 Laytonsville Road
P - 066	Plummer - Howard House	21404 Laytonsville Road
P - 650	Pryor House	7119 Brink Road
P - 745	St. Bartholomew's Church	21611 Laytonsville Road
P - 040	Weeks - Bean House	21411 Laytonsville Road
P - 851	Windham House	21521 Laytonsville Road

EXHIBIT "A" – LAND USE PLAN

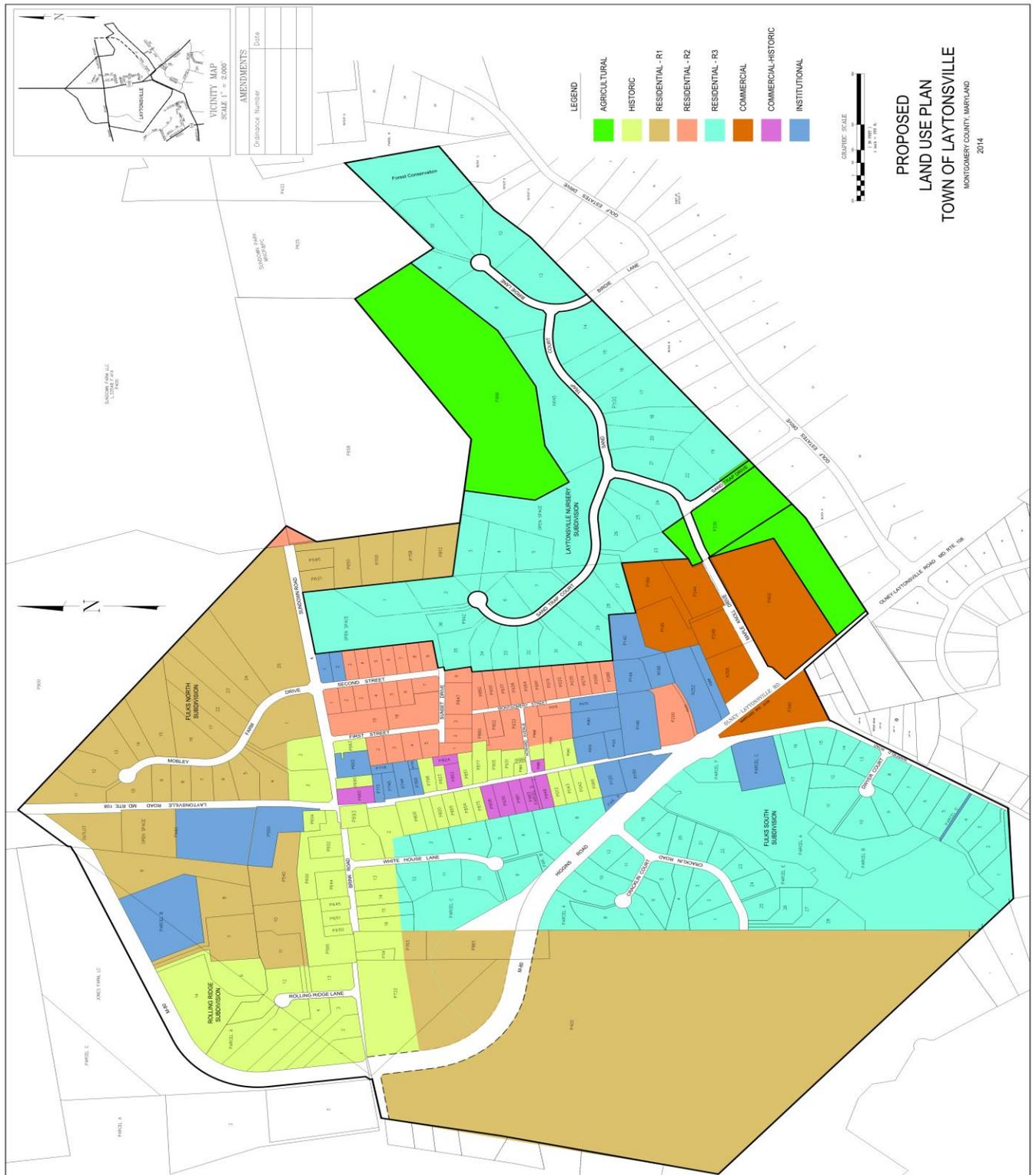


EXHIBIT "B" – ENVIRONMENTAL RESOURCES MAP

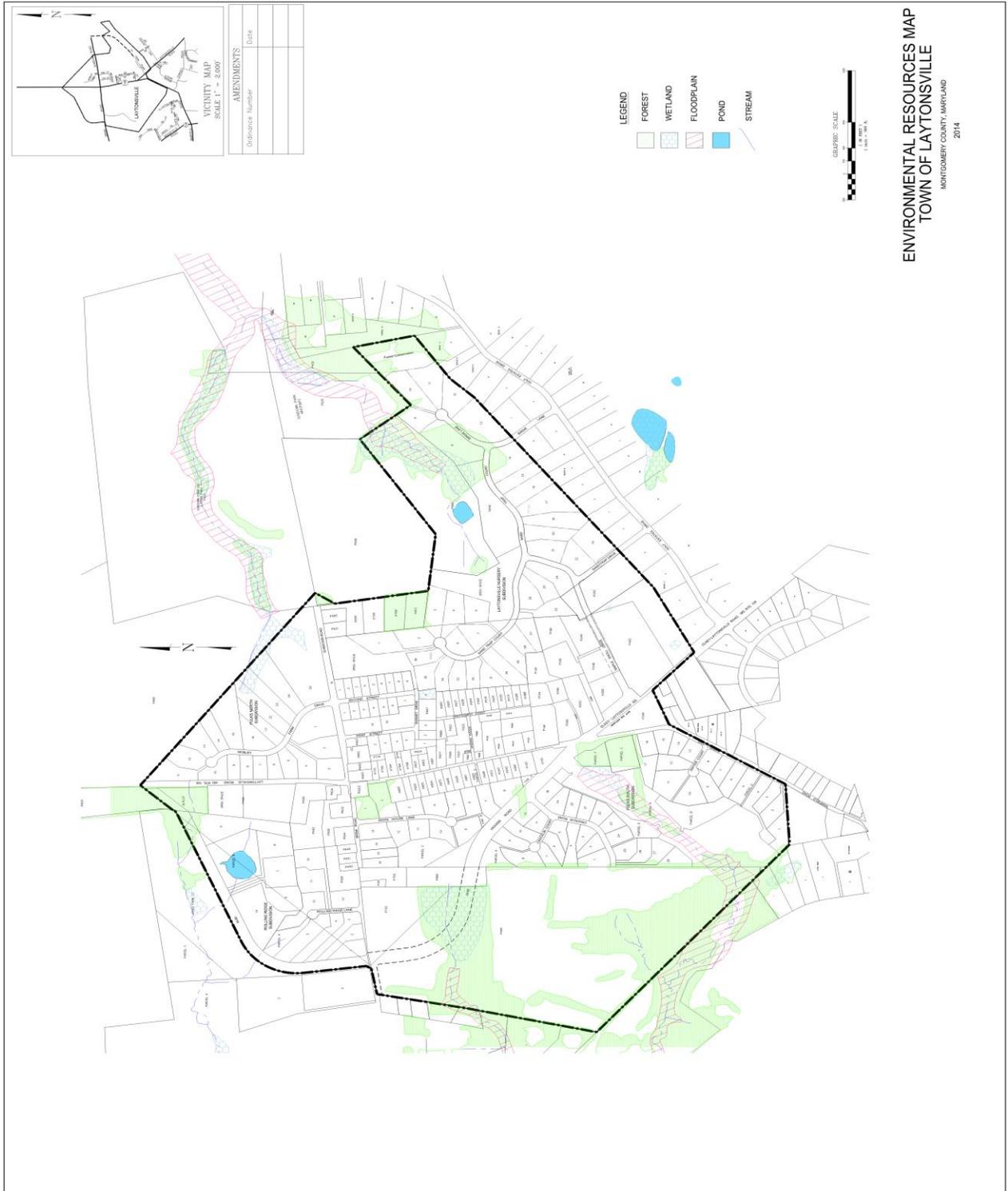


EXHIBIT "D" – WATER AND SEWER CATEGORY MAP

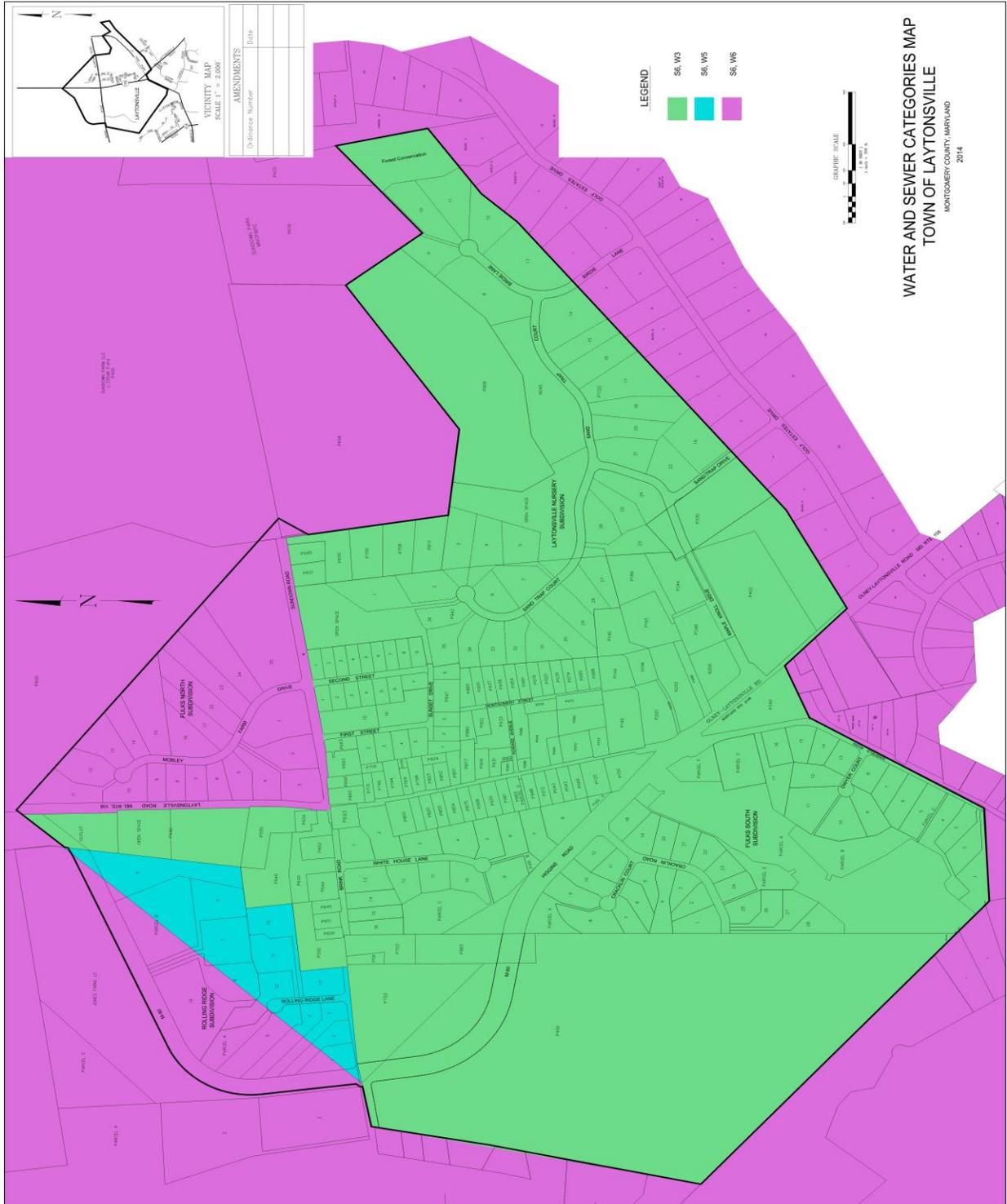


EXHIBIT "E" - PUBLIC FACILITIES MAP

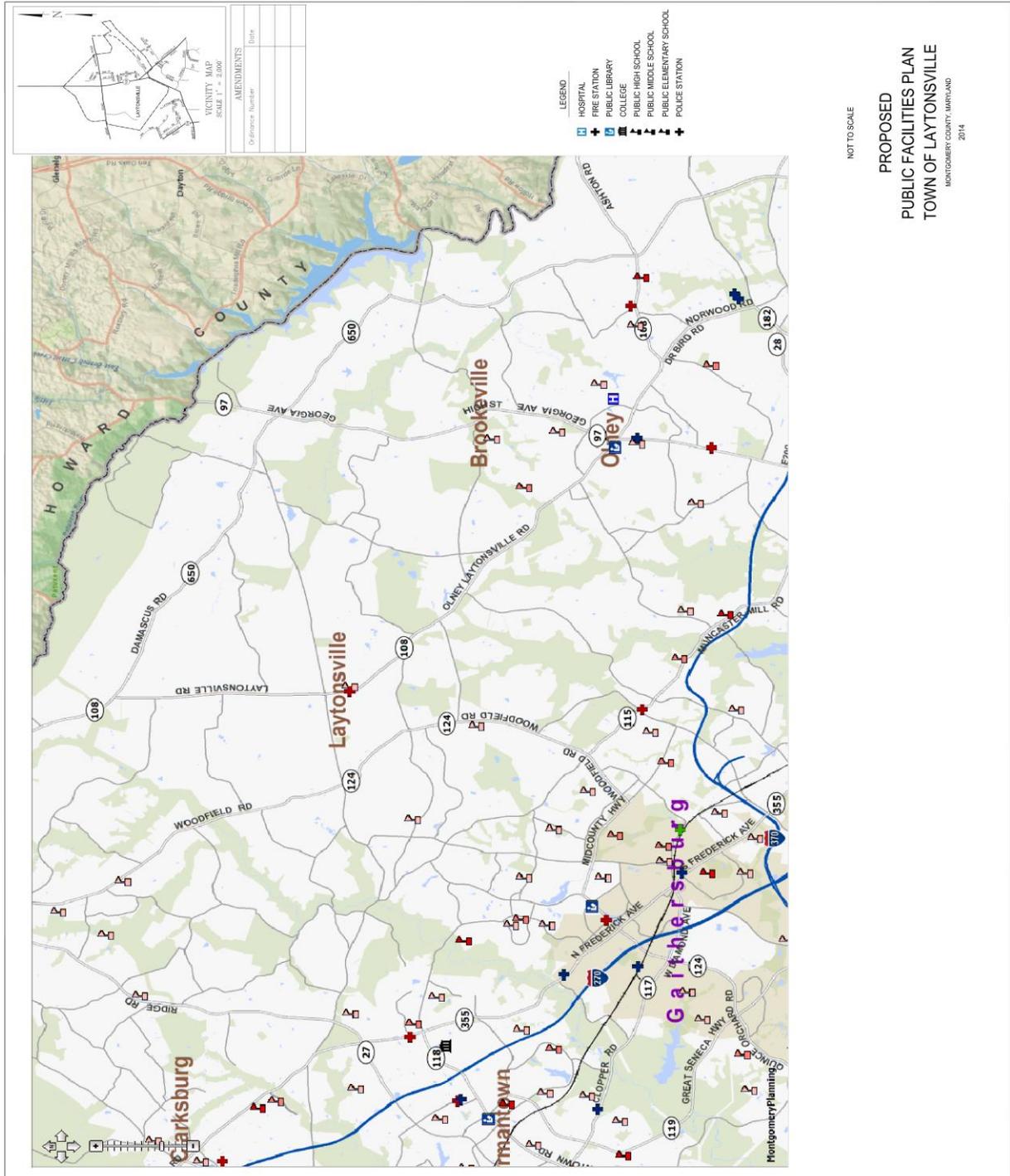


EXHIBIT "G" – POTENTIAL ANNEXATION MAP

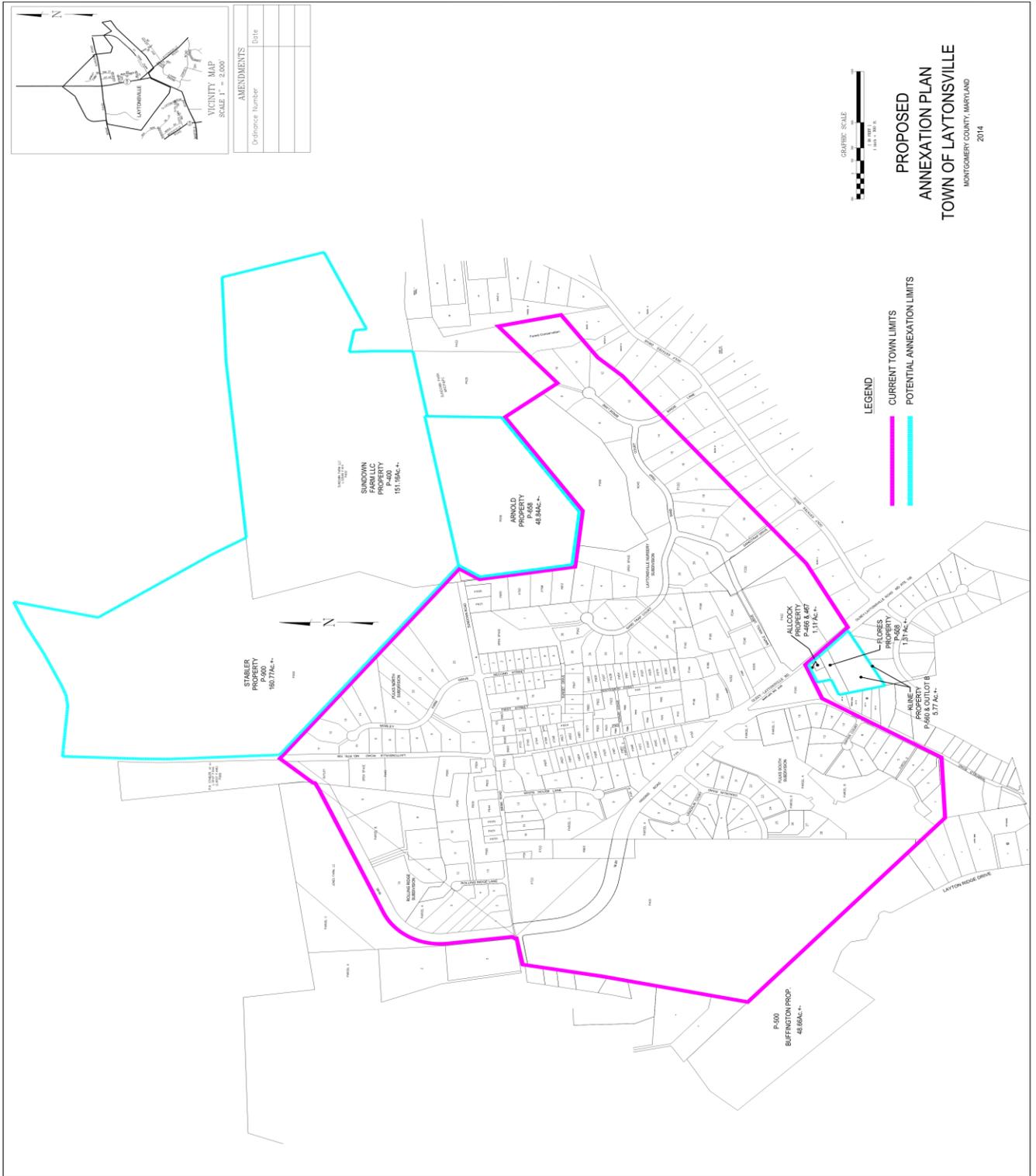


EXHIBIT "H" – COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS

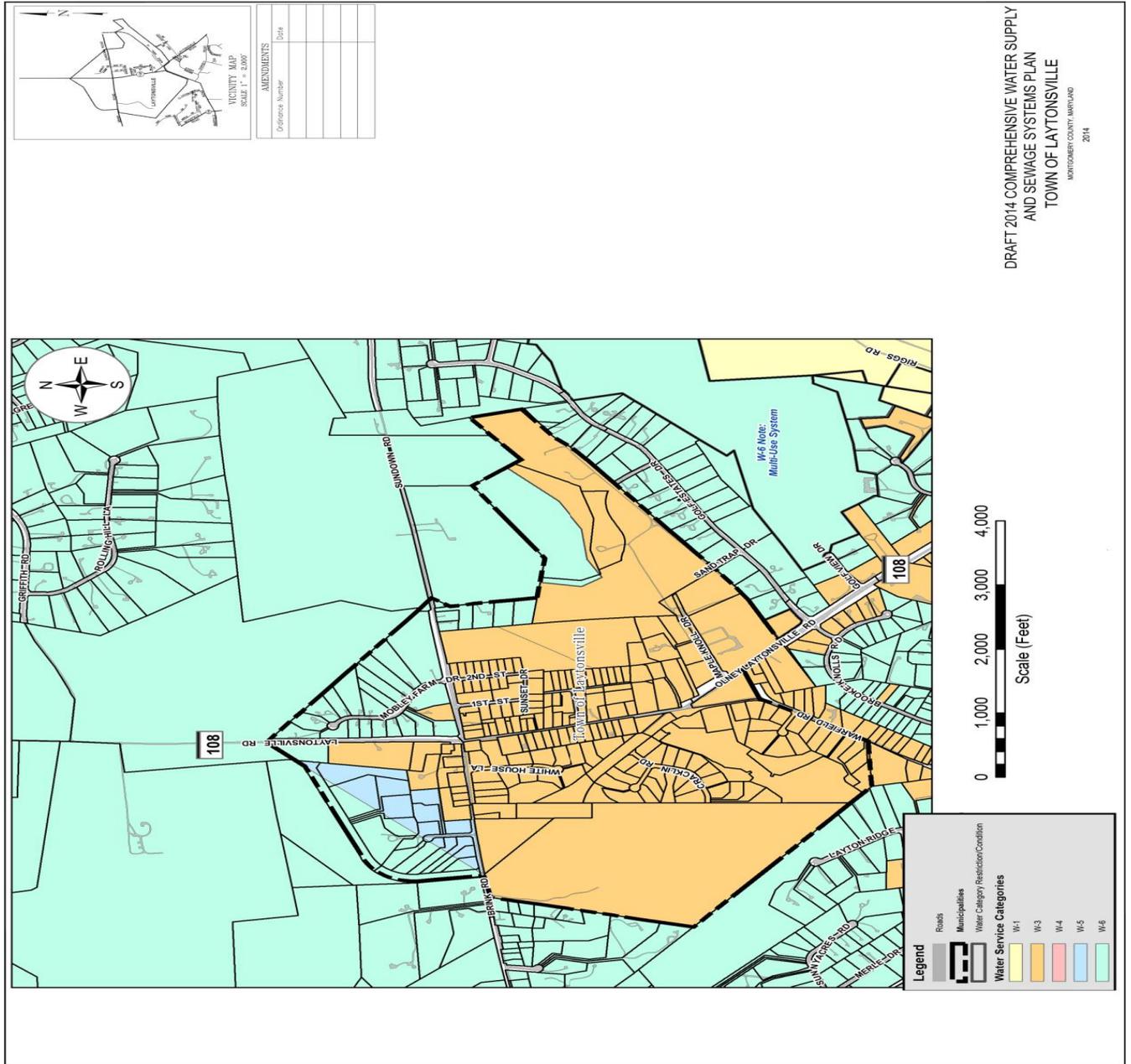


EXHIBIT "I" – SEPTIC TIERS MAP

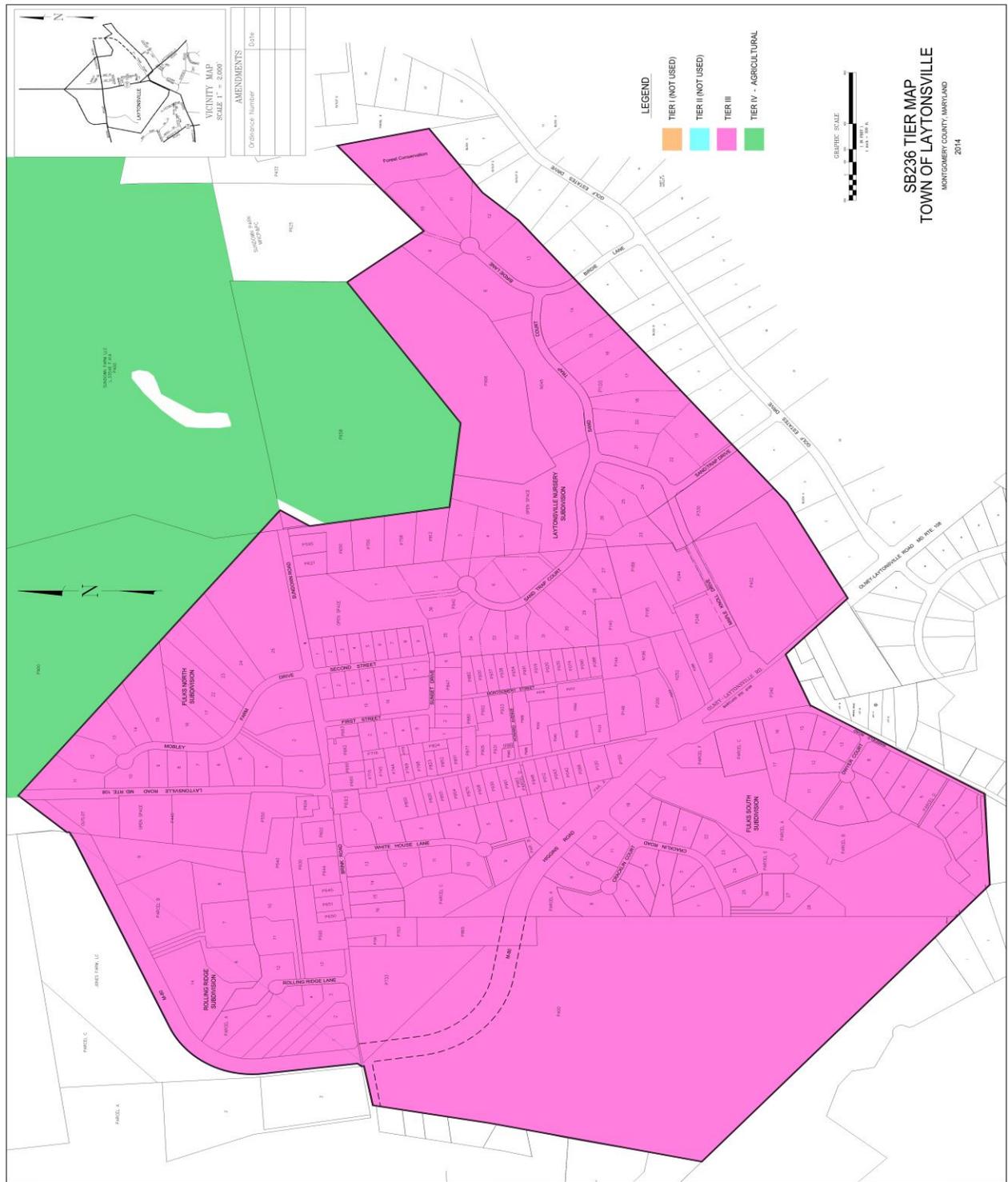


EXHIBIT "J" – SOILS MAP

