

Resolution No.: 16-1429  
Introduced: July 13, 2010  
Adopted: July 13, 2010

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND  
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION  
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT  
WITHIN MONTGOMERY COUNTY, MARYLAND**

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By: District Council

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**SUBJECT:** Damascus Master Plan Corrective Map Amendment (G-888): Kings Valley Road and Kingstead Road

**OPINION**

This Corrective Map Amendment Application (G-888) was filed on May 17, 2010 by the Maryland-National Capital Park and Planning Commission to correct a zoning line based on the realignment of Kings Valley Road in the official Zoning Map. On September 26, 2006 the District Council approved Sectional Map Amendment G-854 to implement the recommendations of the Damascus Master Plan. During its review of the Sectional Map Amendment, the Council determined that a future rezoning would be appropriate once the final alignment of Kings Valley Road was established.

When the Council reviewed the Damascus Master Plan, it determined that land east of Kings Valley Road on the Kingstead/Leishear property should be zoned Rural Neighborhood Cluster (RNC) 0.2 /Transferable Development Right (TDR) 0.5, and land west of Kings Valley Road should be zoned Rural Density Transfer (RDT). During its review of the Sectional Map Amendment, the owners of the Kingstead property indicated that the realignment of Kingstead Road was likely to increase the land east of Kings Valley Road by 6 acres and asked the Council to rezone these 6 acres to the RNC 0.2/TDR 0.5 in anticipation of the realignment. At that time, the Council determined that the zoning line should follow the existing alignment of the Kings Valley Road and be adjusted once the exact realignment was set. The Montgomery County Department of Transportation and the property owners have agreed on the alignment, and an additional 4.6 acres will now be east of Kings Valley Road. The change in zoning is consistent with the Damascus Master Plan and the Council's decisions during its review of the Damascus SMA.

Corrective Map Amendment Application G-888 was the subject of a public hearing held by the District Council on June 29, 2010. One speaker testified in favor of the rezoning. The Corrective Map Amendment and the recommendations of the Planning Board were carefully

considered by the District Council at a worksession held on July 13, 2010. The Corrective Map Amendment was submitted as technical in nature and only for the purpose of correcting a zoning line in the official Zoning Map.

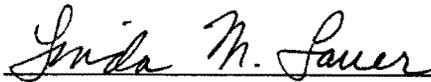
For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED, as filed.

**Action**

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland approves the following resolution:

Application No. G-888, requested by the Maryland-National Capital Park and Planning Commission, for the Corrective Map Amendment to correct a zoning line based on the realignment of Kings Valley Road in Damascus, is approved as filed.

This is a correct copy of Council action.

  
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Linda M. Lauer, Clerk of the Council