

Resolution No.: 16-914  
Introduced: March 31, 2009  
Adopted: March 31, 2009

**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:** Corrective Map Amendment Application No. G-869 for Amendment to the Zoning Map, County Council for Montgomery County, Maryland, Sitting as the District Council for that Portion of the Maryland-Washington Regional District Located Within Montgomery County, Opinion and Resolution on Application

**OPINION**

Corrective Map Amendment Application G-869 was filed on January 16, 2009 by the Maryland-National Capital Park and Planning Commission to adjust the boundaries of the Rural Village Overlay zoning in the Darnestown area of the Potomac Subregion planning area on the official Zoning Map. On October 15, 2002 the District Council approved Sectional Map Amendment G-800 to implement the recommendations of the Potomac Subregion Master Plan. The official Zoning Map did not correctly follow the boundaries recommended in the Potomac Subregion Master Plan for the Rural Village Overlay zone, and development that has occurred since the 2002 Sectional Map Amendment removes the need for the Overlay Zone on certain properties. The Corrective Map Amendment corrects the official Zoning Map to display the correct boundaries for the Rural Village Overlay Zone.

The Potomac Master Plan recommended a Rural Village Center Overlay zone for the commercial center in Darnestown. The Overlay Zone restricts some of the commercial uses allowed in the underlying C-1 and O-M zone, and also allows commercial property owners in the Village Center to use adjacent residentially zoned properties for septic fields. The Sectional Map Amendment (SMA) contained two mapping errors that made the boundaries of the Overlay Zone inconsistent with the recommendations in the Master Plan. In one case, an RE-2 property adjacent to a commercial use in the Village Center was inadvertently not included in the Overlay zoned area; in another case, RE-2 properties subject to the Overlay Zone have since been developed and can no longer provide septic capacity for an adjacent use and, therefore, should no longer be included in the area with the Overlay zone. The Corrective Map Amendment corrects the boundaries of the overlay zone so that they are consistent with the Master Plan.

Corrective Map Amendment Application G-869 was the subject of a public hearing held by the District Council on March 10, 2009. No testimony was submitted. The Corrective Map Amendment and the recommendations of the Planning Board were carefully considered by the Planning, Housing, and Economic Development (PHED) Committee at a worksession held on March 23, 2009 and by the District Council at a worksession held March 31, 2007. The corrective map amendment was submitted as technical in nature and only for the purpose of correcting the boundaries of the Rural Village Overlay Zone in the official Zoning Map.

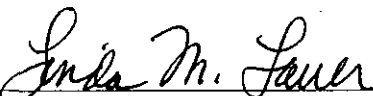
For these reasons, and because to grant this application will aid in the accomplishment of a coordinated, comprehensive adjusted and systematic development of the Maryland-Washington Regional District, this application will be GRANTED, as filed.

**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-869, requested by the Maryland-National Capital Park and Planning Commission, for the Corrective Map Amendment to correct the boundaries of the Rural Village Overlay Zone, is approved as filed.

This is a correct copy of Council action.

  
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Linda M. Lauer, Clerk of the Council

# G-869 PROPOSED ZONING

