

March 2021

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION



GERMANTOWN PLAN

FOR THE TOWN SECTOR ZONE

NEWSLETTER

Montgomery Planning to initiate zoning map and ordinance amendments to implement the Germantown Plan for the Town Sector Zone

This is the first step in the process to implement the zoning recommendations contained in the Germantown Plan for the Town Sector Zone master plan amendment

The Montgomery County Planning Board will consider staff's recommendation to initiate the process to amend the zoning map and zoning ordinance to reflect the recommendations contained in the Germantown Plan for the Town Sector Zone. This process includes a sectional map amendment (SMA) to amend the zoning map and a zoning text amendment (ZTA) to create a zoning overlay to implement other land use recommendations. The Planning Board meeting will be held on March 11, 2021.

View the [March 11, 2021 ZTA Germantown-Churchill Village Overlay Zone Staff Report](#)

View the [March 11, 2021 SMA Germantown Plan for the Town Sector Zone Staff Report](#)

View the [Approved and Adopted Germantown Plan for the Town Sector Zone](#)

SMA/ZTA Process

1. The Planning Board will initiate the SMA and ZTA process by reviewing the staff report and recommendation and transmit its comments to the County Council.
2. The County Council holds a public hearing and then issues a resolution reflecting its decision.
3. Once the County Council decision is effective, the zoning map and ordinance text changes become effective.

Questions, comments?

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About the Germantown Plan for the Town Sector Zone

The purpose of the plan was to update the zoning classifications in the area of Churchill Village now regulated by Town Sector (T-S) zoning. The T-S Zone is being phased out county-wide due to changes in the county zoning code. Also, as provided by the 1968 zoning case that authorized the development of Churchill Village, no new zoning classifications could be considered for a period of 50 years. This expired zoning control tool and the changes in county-wide zoning classifications are the primary reasons for the plan update.

The Germantown Plan for the Town Sector Zone addresses the 1,254 acres comprising Churchill Village's T-S Zone, which includes homes, businesses, Churchill Lake, parks, walking trails and recreational amenities. The main recommendations included in the plan update are to maintain existing residential areas and densities, protect community open space and recreation areas, keep neighborhood-serving businesses and grandfather existing commercial uses, and allow mixed-uses where appropriate.

This Germantown Plan for the Town Sector Zone was initiated in April 2018 and the following recent milestone dates are noted below:

- On July 17, 2019, the Planning Board held a public hearing on the public hearing draft.
- On February 4, 2020, the County Council held a public hearing on the planning board draft.
- On February 25, 2020 the Planning, Housing, and Economic Development Committee (PHED) of the County Council held a work session to review the planning board draft.
- On July 21, 2020, the County Council adopted Resolution No. 19-543, which approved the plan with amendments.
- On July 30, 2020 the Planning Board adopted Resolution of Adoption No. 20-081, which adopted the plan as amended by the county council.
- On September 19, 2020, the Maryland-National Capital Park and Planning Commission (M-NCPPC) approved and adopted the Germantown Plan for the Town Sector Zone by Resolution No. 20-019.

The Maryland-National Capital Park and Planning Commission | 2425 Reedy Drive, Wheaton, MD 20902

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