GERMANTOWN PLAN
FOR THE TOWN SECTOR ZONE

Kickoff Meeting
Upcounty Regional Services Center
Tonight’s agenda...

- Welcome
- Staff Presentation
- Questions and Comments
- Open House
Montgomery Planning

• Part of Maryland-National Capital Park and Planning Commission
• Support County Council, Planning Board, Historic Preservation Commission
• Master planning to guide growth and development
• Functional planning to guide county-wide policies
• Regulatory review of land development
Why are we doing a master plan amendment?
Germantown Plan for the Town Sector Zone
What is the approach to rezone Churchill?

Analyze existing uses and densities
Develop recommendations
Single-family zones
Townhomes, apartments zones
Commercial zones
Parks, recreation, open space
For example...

Single family homes at 4 units per acre may be classified R-90 (Residential Detached)
Townhomes at 10 units per acre may be classified TMD (Townhouse Medium Density).
For example...

Apartment homes at 20 units per acre may be classified R-20 (Residential Multi-Unit Medium Density)
For example...

Commercial buildings would likely be classified as Commercial/Residential mixed use zone.
Undeveloped Parcel

Waters Landing Dr. & Father Hurley Blvd.
The master plan amendment process...

- **Plan Development**
  - Analyze and Recommend
  - Underway

- **Planning Board**
  - Review and Recommend
  - Spring 2019

- **County Council and Executive**
  - Review and Approve
  - Summer 2019
The timeline...

**Germantown Plan for the Town Sector Zone**

<table>
<thead>
<tr>
<th>Period</th>
<th>Activities</th>
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<tbody>
<tr>
<td>April 2018 to December 2018</td>
<td>Plan development, analysis, community outreach</td>
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<tr>
<td>January to March 2019</td>
<td>Planning Board review, work session, public hearing</td>
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<tr>
<td>April to June 2019</td>
<td>County Council and Executive review, work session, public hearing</td>
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<td>Fall 2019</td>
<td>Sectional Map Amendment (zoning map revisions)</td>
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Stay connected

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- Fred Boyd, Master Planner Supervisor

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