Abstract
This Plan contains the text and supporting maps for a comprehensive amendment to portions of the approved and adopted 1989 Germantown Master Plan, as amended; 1985 Boyds Master Plan, as amended; 1994 Clarksburg Master Plan, as amended; and 2009 Germantown Employment Area Sector Plan, as amended. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties, as amended. This Plan covers 1,429 acres and makes recommendations for land use, density and zoning for privately and publicly owned land.

Sources of Copies
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
Online at montgomeryplanning.org/

The Maryland-National Capital Park and Planning Commission
The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission’s geographic authority extends to the great majority of Montgomery and Prince George’s Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission is charged with preparing, adopting and amending or extending The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George’s Counties. The Commission operates in each county through Planning Boards appointed by those county governments. The Planning Boards are responsible for implementation of local plans, zoning ordinances, and subdivision regulations and the administration of the bi-county park system.

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Prepared by the Montgomery County Planning Department
MontgomeryPlanning.org
BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

This is to certify that the following is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission amending a resolution of March 10, 2009, as amended, as amended, and as amended, the 2009 Comprehensive Plan for Montgomery County, revised and adopted by the Board of County Commissioners of Montgomery County on August 25, 2009, for the purpose of rezoning the land located in the County of Montgomery, State of Maryland, as described in the resolution and resolution of the Board of County Commissioners of Montgomery County, as amended, and as amended.

George E. C. Anderson, Chairman, Montgomery County Planning Board

[Signature]

Cecil R. Anderson, Chair, Montgomery County Planning Board

[Signature]
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Chapter I: Introduction

A. Purpose of the Master Plan

Much of Churchill Village’s visual character is defined by its lakes, mature tree canopy and abundant open space. Churchill Village is a mostly developed residential community, with more than 95 percent of the land area devoted to housing and open space. However, with its close proximity to the Germantown Town Center, the neighborhoods of Churchill Village are ideally located to both the amenities of the town center and the picturesque tranquility of its lakes and natural areas. With a variety of transportation options, residents also have convenient access to jobs, shopping and entertainment within Germantown and beyond.

Churchill Village developed as a planned community and the regulatory controls used to oversee its development were unique. The most prominent of those controls was the village’s zoning. The Town Sector (T-S) Zone was established 50 years ago in Germantown, the second of two places to apply such a planned development zone to guide the orderly growth of the community. At the time, the zone was an innovative means for creating new towns envisioned by the county’s 1964 General Plan. The T-S Zone was established in Churchill Village, one of six villages that would, with a designated town center, constitute Germantown. Five decades later, Germantown’s village and town center are well-established. The evolution of land use policy in the county has diminished the applicability of the Town Sector Zone and other planned development zones. As a result, the T-S zone was phased out as part of the comprehensive update of Montgomery County’s zoning ordinance in 2014.

The purpose of this master plan is to replace the existing Town Sector zoning with current zoning classifications for the Churchill Village community of Germantown. The master plan recommends appropriate zoning and ways of protecting the community’s open space and recreation areas, while maintaining the predominantly residential character of Churchill Village.

The plan recommends new zones related to three goals developed during the community planning process:

- Maintain the residential core.
- Protect open space and recreation areas.
- Support neighborhood-serving commercial uses.
B. Plan Background

The development of the Town Sector Zone in Churchill Village was based on “new town” planning principles, which were intended to establish a self-contained community combining green space with commercial development and residential neighborhoods. New town guiding principles stressed quality of life as the foundation of planning. They aimed to allow residents to live, work and play in their own full-service community. Such towns were often planned and built in response to congested, overcrowded cities and the need for more housing. Through this approach beginning in 1968, the county provided the framework for the orderly development of Churchill Village. Public and private development was coordinated among multiple land owners, thereby producing the sought-after, quality-of-life experience of Churchill Village today.

To initiate the creation of the new community of Churchill Village, the Town Sector Zone (T-S Zone) was approved by a local map amendment. On October 30, 1968, the Montgomery County Council adopted Resolution No. 6-1654 and approved development plan No. F-148, which amended the zoning map to approve the Town Sector Zone for Churchill Village. This action resulted in one unifying zone – the T-S Zone – on 1,504 acres of largely undeveloped land. Subsequent zoning cases added another 50 acres to the zone in 1974 (F-503) and 1997 (G-742). The T-S Zone is different from conventional zoning classifications that typically require the strict separation of uses and rigid development standards. The zone provides greater flexibility in urban design so that property was not overly controlled by height, bulk, density and uses through a development plan. Instead, the zone guides growth and the locations and densities of residential and commercial uses, as well as roads, schools, walking trails, recreation areas and scenic open space. The results are evident in the mix of housing types, open spaces and numerous walking and biking trails that crisscross the community. Alternatively, there are a host of public playgrounds, sports fields, swimming pools and other recreation areas, including Lake Churchill and Little Seneca Lake.

Along the south side of Father Hurley Boulevard, between Wisteria Drive and Middlebrook Road, lie the only commercial uses in the plan area. A child daycare center, veterinary clinic, church, offices, retail and restaurants are part of this commercial node, which is adjacent to the Germantown Town Center (outside of the plan area). With most of the community built-out by about 1994, Churchill Village presently exhibits a mostly low-density, suburban residential setting and appeal.

In 2014, Montgomery County adopted an updated zoning ordinance with new zoning classifications. Article 59-8 of the new ordinance, “Zones Retained from Previous Ordinance,” states the following: “The zones in Article 59-8 were applied by Local Map Amendment before this Zoning Ordinance was adopted. These zones may appear on the digital zoning map, but they cannot be requested by a property owner under a Local Map Amendment or applied to any additional property under a Sectional Map Amendment adopted after October 30, 2014 (Section 8.1.1).” Germantown’s Town Sector Zone is included in Article 59-8 and, as a result, the T-S zone is no longer available as a zoning classification and will be phased out. When master or sector plans that contain any of the zones in Article 59-8 are updated or amended, the revised master plans will replace those zones and recommend new zones. In the Germantown Employment Area Sector Plan (2009), for example, about 300 acres of formerly T-S zoning were reclassified with new zones. When approved, the Germantown Plan for the Town Sector Zone, along with the 2019 MARC Rail Communities Plan, will remove the last remaining T-S-zoned land in the county.

1 The original boundary of the T-S zone for Churchill Village was reduced by approximately 250 acres (from 1,504 to 1,254 acres) as a result of the 2009 Germantown Employment Area Sector Plan.
2 A development plan was a planning board-approving required as part of an application for rezoning land into the T-S zone. The applicant was required to illustrate and describe the location of all uses, specified maximum population, housing types, commercial areas, streets, retail areas, among other uses and features, and demonstrate how the development plan satisfied applicable findings.
Churchill Village
SNAPSHOT

- Total population of 14,006 in 5,697 households.
- Median age is 36.6 years (compared to 38.6 countywide).
- Mean household income is $98,001 (compared to $135,849 countywide).
- Median home value is $343,164 (compared to $467,500 countywide).
- Eight percent of the population is aged 65 years or older (compared to 14 percent countywide).
- Of households, 29 percent are single living alone; 66 percent are married couples (with or without children).
- Non-Hispanic whites (43 percent) account for the largest share of the population, followed by non-Hispanic blacks (24 percent), Hispanics (20 percent), Asians (12 percent) and other populations (7 percent).
- Half (50 percent) of adults have earned a bachelor’s degree or higher.
- Of commuters, 72 percent travel by car alone (compared to 65 percent countywide).
- About 1.5 percent of land is devoted to commercial uses with 45 percent dedicated to residential uses.
Little Seneca Lake

Black Hill Regional Park and Little Seneca Lake on the northern border of Germantown are popular recreational areas for enjoying the great outdoors. Despite Little Seneca Lake’s lure for leisure, this body of water was not merely created for fun. Owned by the Washington Suburban Sanitary Commission (WSSC), the 4.5-billion-gallon lake is actually a reservoir of emergency water supply for the Washington, DC metropolitan area.

The story of the lake and park originates in the 1960s when the Maryland-National Capital Park and Planning Commission (M-NCCPC) began to purchase land around streams across the county for the purpose of protecting watersheds and managing natural resources. In 1977, a master plan was developed for the environmentally sensitive Seneca Creek watershed that included a multi-purpose reservoir. This effort overlapped with a major water shortage in the mid-1970s. As a result, Montgomery County agreed to work with WSSC to enlarge this lake for use as an emergency water supply. Engineers, environmental consultants, geotechnical consultants and government representatives formed a committee to develop a plan for the park and lake.

After the plan was approved in 1984, approximately 1,680 acres of land were acquired, and construction of the dam started. According to a recent history of Seneca Lake, the effort resulted in the displacement of 21 families, loss of four dairy farms, rerouting of Clarksburg Road and building of a new bridge over the rising lake. As the article notes, “Of historic sites, one prehistoric site, a one-room schoolhouse and a log slave cabin were lost to the slowly inundating waters, as well as the home and farm of James Boyd, for whom the town of Boyds is named.”

As to the provision of an emergency water supply, Little Seneca Lake also provides numerous assets as a regional recreational area, fishing and boating grounds, miles of paved and natural hiking trails, and flood and sediment control, among other economic and environmental returns. In the 2,000-acre Black Hill Park, wildlife flourishes with beaver, deer, eagles and numerous species of birds and waterfowl. Today, these bucolic jewels are conveniently close to the bustling cities of the county, yet upon entering, they feel a world away.

The largest water body in Montgomery County indeed, Little Seneca Lake is 505 acres in surface area and is as deep as 68 feet. It holds enough fresh water to fill-up 112,500,000 bathtubs. That’s enough for 20- to 30-day supply of water to be used in the times of severe drought. Only once was that necessary when, during the summer drought of 1999, the emergency water supply was released into the Potomac River just above the fresh water intake for distribution plants.


C. Summary of Development Activity

1. Residential Development and Lake Churchill

Prior to 1960, the land that makes up Churchill Village was predominantly undeveloped forested areas and agricultural farms. Beginning around 1960 and until about 1994, the community was developed and built-out. Today, houses, townhomes and multifamily units are mixed and scattered across the community. Commercial uses, located in the southeastern portion of the plan area, were generally constructed between 1981 and 2003.

The manmade Lake Churchill was created from a stream and a deep pond in 1971, as required by the development plan, to serve as a stormwater management facility. Today, the 18-acre lake still provides that function, while also serving as a much-beloved community asset and source of recreation. Lake Churchill is owned and maintained by the Churchill Community Foundation, which extends membership to all property owners inside Churchill Village.

In addition to having membership in the Churchill Community Foundation, all property owners in the plan area (except for commercial property in the southeast portion of the plan area) belong to one of the following homeowners’ associations (HOA): Churchill Village South, Churchill Village East and Waters Landing Association. Each HOA maintains its own common grounds, swimming pools, tennis courts and other amenities.

2. Commercial Development

Along the south side of Father Hurley Boulevard, between Wisteria Drive and Middlebrook Road, are the only commercial uses in the plan area. These uses and other businesses are located adjacent to and north of the Germantown Town Center (outside of the plan area). Farther north from the commercial area along Father Hurley Boulevard is the La Petite Academy daycare center, Seneca Knolls condominiums, Germantown Veterinary Clinic and Mother Seton Catholic Church.

Churchill Executive Park on Wisteria Drive consists of rental and owner-occupied, townhouse-style professional office space that was built in 1989. Built as a distribution warehouse, 13200 Wisteria Drive (Churchill Business Center) now contains various uses, including food establishments, a paint store, an insurance office, auto body repair and other neighborhood-serving commercial uses. To the southeast is Extra Space Storage, a self-storage facility located on a nearly four-acre parcel. Adjacent to the self-storage facility is a townhouse building located in a former house.

3. Schools

Martin Luther King, Jr. Middle School was built in 1996 and has a 536-student enrollment. Lake Seneca Elementary on Waringtown Drive has 545 students enrolled and was built in 1985. Both schools are within the area of the Churchill Village South HOA, which is located south of the lakes. Waters Landing Elementary School was built in 1988 and has an enrollment of 710 students.

There are two private schools in the plan area. Children’s Manor Montessori School offers classrooms for ages 6 weeks to 6 years old. La Petite Academy of Germantown provides infant care as well as preschool and pre-kindergarten programs, as well as before and after school programs for children in the surrounding area.

4. Parks

The 11.7-acre Waters Landing Local Park is located off Waters Landing Drive. This local park offers a children’s playground, a softball field, a football/soccer field, a multi-use field and two tennis courts. A picnic shelter with five single tables and a grill are available to residents and visitors.

Black Hill Regional Park encompasses more than 2,000 acres and is located on the northwestern edges of the plan area. This regional park offers many recreational features, including boat rentals, trails and nature programs.

There are no other publicly-owned facilities within the proposed master plan boundary.

D. Plan Boundary

The master plan boundary includes all land zoned Town-Sector in Churchill Village plus some non-T-S-zoned properties around the periphery of the T-S zoned area. The plan boundary consists of approximately 1,429 acres of developed land (including the lakes) and 2,000 acres of undeveloped land surrounded by an extensive trail system, mature tree canopy, abundant open space, including Lake Churchill, and large portions of little Seneca Lake.

Lake Churchill, built on a tributary of Little Seneca Creek, is also located within the plan area. The facility contains 97 homes, surrounded by an extensive trail system, mature tree canopy, abundant open space, including Lake Churchill, and large portions of little Seneca Lake.
E. Community Outreach and Engagement

Community engagement is a key component of this plan. A variety of outreach methods and techniques were used to encourage widespread public participation from people and organizations with interests in the Town Sector Zone.

During the same time, staff met with several Germantown-area organizations and homeowner associations (HOA) at their regularly scheduled meetings to discuss the plan, receive comments and answer questions. These groups included the Church Hill Community Foundation, Churchill Village South HOA, Waters Landing Association HOA and the Churchill Village East HOA.

Community meeting photos, Master Plan kick-off meeting at the Upcounty Regional Services Center in October 2018.

On October 11, 2018, Montgomery Planning staff held a community kick-off meeting at the Upcounty Regional Services Center that was attended by Germantown residents and community stakeholders. At this meeting, officially notified the community that the plan was underway. It provided a platform to engage stakeholders in discussions about the purpose, scope and goals of the plan. Following a staff presentation and discussion, an open house format provided opportunities for one-on-one dialogue among staff and participants. Topics raised included zoning, existing land, open space protection and proposed residential zoning.

On March 14, 2019, a second community meeting was held to present Montgomery Planning staff’s preliminary recommendations and a proposed zoning map. Similar to the kick-off meeting, the staff presentation was followed by an open house and poster display. The conversation was to discuss the plan and answer questions. Topics included open space and recreation, zoning and potential infill development, the planning process and additional opportunities for the community to participate.

Regular updates through the plan’s website releases and opportunities to provide testimony before the Planning Board kept stakeholders informed and engaged.

F. Planning Framework and Context

The General Plan for Montgomery County, “On Washington and Corridors” that was adopted in 1974, Maryland-National Capital Park and Planning Commission, in 1966, to establish overall policies for development of the Maryland-Washington Regional District and relate these policies to the metropolitan framework. The General Plan envisions development radiating outward from Washington, DC, in a series of cities along major transportation corridors, with wedges of lower density and open space. Each corridor town was to be relatively self-sufficient with employment, a mix of housing choices and supportive community services. Germantown, which includes Church Hill Village, was identified as a corridor city and a master plan for this city “was completed” in 1974.

The intent of the 1974 Germantown Master Plan was to fulfill the objectives of the General Plan. More specifically, the 1974 Master Plan for Germantown recommended that Germantown (which includes Churchill Village) develop into a “new” town similar to new towns such as Reston, VA and Columbia, MD. Unlike these new communities, however, Germantown could not be uniformly built by a single real estate developer because of fragmented land ownership. To manage this concern, the Montgomery County government coordinated the efforts of planning, zoning, subdivision, capital programming and public works to accept individual rezoning applications and to manage rezoning applications for one-on-one dialogue among staff and participants.

The 1989 Germantown Master Plan noted that Churchill Village was nearly built-out with various individual developments. Furthermore, the 1989 plan concluded that Churchill Village would not be served by a “village center” at its center (Church Hill and Father Hurley Boulevard because two major shopping areas (Sugarloaf Centre and Germantown Commons) are in close proximity and effectively serve the community. As a result, the remaining 1,292 acres of Churchill T-S Zone were changed to Transit Mixed-Use (TMX-2) to facilitate mixed-use development. These areas are considered Commercial-Residential after the 2014 rezoning ordinance rewrite.). The remaining 1,292 acres of Churchill Village are noted as largely residential area that is the subject of the Germantown Plan for the Town Sector Zone.

The 2009 Germantown Employment Area Sector Plan included approximately 300 acres of the Churchill T-S Zone, including portions of the Town Center, West End and North End Districts. Approximately 250 acres of the T-S Zone were rezoned Commercial-Residential after the 2014 rezoning ordinance rewrite. (These areas were rezoned Commercial-Residential after the 2014 rezoning ordinance rewrite.) The remaining 1,292 acres of Churchill Village are noted as largely residential area that is the subject of the Germantown Plan for the Town Sector Zone.

Smaller areas of the current master plan are located within the Marcusburg Master Plan (1994) and the Boys Master Plan (1985) boundaries. These areas encompass mostly Little Seneca Lake and Black Hill Regional Park. Relevant recommendations of the Marcusburg Master Plan are to maximize access to Black Hill Regional Park and promote linkages to the park’s existing bike and bicycle trails. Relevant recommendations of the Boys Master Plan propose that Black Hill Regional Park incorporate a modeled level of community facilities and live-work balance. The 1989 Germantown Master Plan noted that Churchill Village was nearly built-out with various individual developments. Furthermore, the 1989 plan concluded that Churchill Village would not be served by a “village center” at its center (Church Hill and Father Hurley Boulevard because two major shopping areas (Sugarloaf Centre and Germantown Commons) are in close proximity and effectively serve the community. As a result, the remaining 1,292 acres of Churchill T-S Zone were changed to Transit Mixed-Use (TMX-2) to facilitate mixed-use development. These areas are considered Commercial-Residential after the 2014 rezoning ordinance rewrite.) The remaining 1,292 acres of Churchill Village are noted as largely residential area that is the subject of the Germantown Plan for the Town Sector Zone.

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Relationship to Area Master Plans

Wedges and Corridors
Chapter II: Vision and Strategies

During the community outreach and engagement phase, the planning team recorded dozens of comments and observations from stakeholders. The public engagement efforts resulted in three goals listed here and discussed in detail below:

- Maintain the residential core.
- Protect open space and recreation areas.
- Support neighborhood-serving commercial uses.

A. Maintain the Residential Core

Prior to 1960, the land that makes up Churchill Village consisted of undeveloped forested areas and agricultural farms. Beginning around 1960 and until about 1994, much of the community was developed with residential, commercial and institutional buildings and roads. In 1985, Little Seneca Lake reservoir was created. Today, Churchill Village consists of a mix of detached houses, townhomes and multi-family units at varying densities. However, low- to medium-density development is the predominant development pattern. Interspersed within the residential areas are churches, schools and recreational facilities.

The Germantown Plan for the Town Sector Zone will maintain existing residential land uses and densities to preserve the low- to medium density and safeguard the quality and character of the neighborhoods. The building types allowed in the updated zoning will be consistent with single-family homes, townhomes and multi-family housing. Standards for overall height and bulk of buildings will ensure consistency with the as-built environment. Context-sensitive infill development is proposed that complements surrounding uses.
B. Protect open space and recreation areas

Abundant parks, recreation and open spaces are a central feature of Churchill Village. These are important and treasured places in Germantown. The plan area features a variety of public and private recreation areas, parks and trails. The plan recommends protecting existing open spaces, trails, recreation areas and conservation areas from development. These areas will continue to be used for the benefit of residents and visitors today and tomorrow.

Public Parks and Open Space

- Waters Landing Local Park is a 1.3-acre park acquired and built by the Maryland-National Capital Park and Planning Commission (M-NCPDC) in 1993. The park offers a softball field, football/soccer field, multi-use field and two tennis courts. There is also a picnic area and a shelter.

- A portion of Black Hill Regional Park lies within the plan area and includes trails for hiking and biking, including a trail along the shoreline of Little Seneca Lake. These park trails are connected to the network of trails within the community. Other features of the park include multiple picnic shelters, an area for dog, volleyball courts, a fishing pier, boat rentals and several playgrounds.

- A large portion of Little Seneca Lake lies within the plan area. It was created in 1984 to provide an emergency water supply for the Washington, DC metropolitan area. The lake also provides recreational opportunities for boating and fishing. The reservoir is operated by the Washington Suburban Sanitary Commission (WSSC).

School Facilities Open Space and Recreation

Three Montgomery County Public Schools within the plan area offer additional open space and recreational amenities:

- Lake Seneca Elementary School (1985)
- Waters Landing Elementary School (1988)
- Martin Luther King, Jr. Middle School (1996)

All three public schools offer informal grassy areas for outdoor play. In addition, Waters Landing Elementary School provides playground equipment, basketball courts and a sports field; Lake Seneca Elementary School offers a playground and a sports field; and Martin Luther King, Jr. Middle School provides sports fields and tennis courts.

Privately-Owned Recreation Facilities

All property owners in Churchill Village are members of the Churchill Community Foundation, which primarily maintains Lake Churchill and the trails surrounding the lake. Additionally, most property owners belong to homeowner associations, including Waters Landing Association, Churchill East Village and Churchill Village South. These associations govern property within their respective boundaries with regard to exterior alterations of private homes. They also provide leisure and recreation facilities, including swimming pools, playgrounds, community rooms and interconnected trails.

Trails and Bikeways

Churchill Village offers some of the most extensive and well-connected trails in Montgomery County. These shared-use paths accommodate people walking, bicycling and using non-motorized equipment. The trails connect multiple Churchill neighborhoods and their schools, lakes, parks and other places of interest.
C. Support neighborhood-serving commercial uses

The community-serving commercial corridor located at Father Hurley Boulevard and Wisteria Drive was developed between 1981 and 2003. It is mostly auto-oriented and located at the southeastern most part of the plan area, adjacent to the Germantown Town Center. The corridor provides neighborhood-supporting retail, restaurants and professional offices for Churchill residents and surrounding Germantown neighborhoods.

Examples of existing businesses on Wisteria Drive include a paint store, a fitness center, restaurants, beer and wine store, automobile repair services and a self-storage facility. Churchill Executive Plaza, also located on Wisteria Drive, is a condominium business park consisting of eight two-story buildings with surface parking. Uses include offices for lawyers, accountants, physicians, dentists and other professional services. On Father Hurley Boulevard north of Wisteria Drive are the La Petite Academy of Germantown, a private pre-kindergarten school, the Germantown Veterinary Clinic and Mother Seton Parish.

The plan supports a variety of neighborhood-serving commercial uses suitable for the surrounding residential neighborhoods, as well as the Town Center. The recommendation ensures the continued use of existing commercial uses and allows for future reinvestment. Moderate changes for property along Wisteria Boulevard include recommendations for mixed uses and opportunities for new residential development. Redevelopment of the commercial area could include more pedestrian-oriented buildings offering a variety of commercial uses with housing.
Chapter III: Plan Recommendations

The master plan recommendations are organized around the three primary goals that comprise the vision for the plan:

- Maintain the residential core.
- Protect open space and recreation areas.
- Support neighborhood-serving commercial uses.

For each goal, the plan provides an inventory of existing conditions and a plan strategy for implementation (See Chapter II). Land use and zoning recommendations are discussed below and presented on the respective maps.

A. Land Use Recommendations

- Preserve and support the community’s residential housing and neighborhoods by zoning these areas appropriately to maintain current housing types and densities.
- Address variations in development standards that result from rezoning.
- Protect open space, recreation areas and conservation areas by applying a restrictive overlay zone that would prevent inconsistent development and uses.
- Encourage mixed-use development where appropriate.
- Support neighborhood-serving commercial uses and community institutional uses.

B. Zoning Recommendations

1. Residential

Zoning recommendations for residential neighborhoods maintain the existing residential land uses and densities and preserve the low- to medium density character found in Churchill Village. The building types allowed in the recommended zoning are consistent with the as-built environment.

Existing neighborhoods of single-family homes, duplexes, townhomes and multi-family housing. Overall height and bulk regulations of the recommended zoning are consistent with single-family homes, duplexes, density character found in Churchill Village. The building types allowed in existing residential land uses and densities and preserve the low- to medium density residential. The plan recommends the same zone (RE-2) for those portions of the park and lake that are inside the plan area boundary.

The master plan also recommends the adoption of an overlay zone for the purpose of preserving the integrity and character of open spaces, recreational facilities and conservation areas (see implementation chapter).

For property where development is encouraged, the plan recommends a Commercial Residential Neighborhood (CRN) Zone. For commercial properties where redevelopment is not anticipated, the plan is also recommended that reflects what is built on-the-ground with respect to zoning, density and land uses. Therefore, the Employment Office (EOF) and General Retail (GR) Zones are recommended for these preserved commercial properties.

The following table displays current land uses and the recommended zoning classifications for non-residential areas. Zones and densities are as follows:

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<tr>
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<td>Multi-Family Detached</td>
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<td>Multi-Family Townhome</td>
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<tr>
<td>Multi-Family Condominium (TMD)</td>
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<tr>
<td>Multi-Family Mixed Use (TLD)</td>
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<td>Multi-Family High Density (THD)</td>
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</table>

The portions of Black Hill Regional Park and Little Seneca Lake that are located outside the plan area are zoned Residential Estate-2 (large lot, low density residential). The plan recommends the same zone (RC-2) for those portions of the park and lake that are inside the plan area boundary.

2. Non-Residential

Low-density residential zones are recommended for institutional uses and public facilities. This type of zoning is typical for these uses throughout the county. The R-200 Zone (one-family detached homes, large lots) is recommended for all public schools in the plan area. Low-density commercial properties where development is not anticipated, the plan addresses the purpose of preserving the integrity and character of open spaces, recreational facilities and conservation areas (see implementation chapter).

For property where development is encouraged, the plan recommends a Commercial Residential Neighborhood (CRN) Zone. For commercial properties where redevelopment is anticipated, the plan addresses the purpose of preserving the integrity and character of open spaces, recreational facilities and conservation areas (see implementation chapter).

The following table displays current land uses and the recommended zoning classifications for non-residential areas. Zones and densities are as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black Hill Regional Park</td>
<td>R-15</td>
</tr>
<tr>
<td>Sandhill Park, HOA Open Space</td>
<td>R-1</td>
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<tr>
<td>Public School, Religious Facility</td>
<td>R-200</td>
</tr>
<tr>
<td>Commercial</td>
<td>GR-5.0, CO-6.0</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>CRN-1.25, CRD-0.2</td>
</tr>
</tbody>
</table>

*CRD only applies to a thin strip of land between Father Hurley Blvd. and existing CRD Traced line.*
Existing Land Use

Proposed Land Use

The proposed land use map is the same as the existing land use map (opposite page), with the exception of two sites at Father Hurley Boulevard and Waters Landing Drive.

The vacant 4.8-acre property at the corner and the 5.5-acre Churchill Senior Living Center site immediately to the south of the vacant parcel are both recommended for mixed-use development which could include a small amount of commercial development.
Proposed Zoning: Northeast District

The Northeast District is located east of Father Hurley Boulevard, west of Crystal Rock Drive and north of Middlebrook Road. It contains single-family, townhouse, and multi-family dwelling units along with Waters Landing Elementary School. Waters Landing Association, Churchill East Village Community Association, Waterford Place Homeowners Association, and Esprit A Condominium are included in this district.

- R-40 is recommended for single-family houses and duplexes south of Crystal Rock Drive and Father Hurley Boulevard.
- R-20 is recommended for multi-family units, which includes the Acclaim at Germantown, Churchill View, Esprit, and Stonecreek Club Apartment Homes.
- TMD (Townhouse Medium Density) is recommended for Waterford Place between Crystal Rock Drive and Locbury Drive south of Waters Landing Drive, and for a large portion of the quadrant containing the Churchill East Village community of townhouses.
- R-200 is recommended for Waters Landing Elementary school.

Northeast District

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Development Name</th>
<th>Existing Acres</th>
<th>Existing Units</th>
<th>Unit Type</th>
<th>Density</th>
</tr>
</thead>
<tbody>
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<td>Alderleaf (North)</td>
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<td>80</td>
<td>Single-family attached/duplex</td>
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<td>Alderleaf (South)</td>
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<tr>
<td>3</td>
<td>Esprit</td>
<td>12.90</td>
<td>216</td>
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<td>4</td>
<td>Waters Landing Elementary School</td>
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<td>5</td>
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<td>7</td>
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<td>8</td>
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</table>
Proposed Zoning: Southeast District

The Southeast District is located southeast of Father Hurley Boulevard and south of Middlebrook Road. It contains the only commercial area in the master plan. This district is not part of a homeowners association.

- The General Retail (GR) zone is recommended for the Churchill Business Center, self-storage facility, and auto repair uses. General Retail is also recommended for the veterinarian clinic and private school/daycare.
- The Employment-Office (EOF) zone is recommended for Churchill Executive Plaza, which allows the continuation of professional offices. This zone also would allow for a limited number of new residential units.
- R-20 is recommended for the Seneca Knolls condominium property on Father Hurley Boulevard.
- R-200 is recommended for the Mother Seton Catholic Church at the corner of Middlebrook Road and Father Hurley Boulevard.
Proposed Zoning: Northwestern District

The Northwestern District is bounded on the north by Crystal Rock Drive and Little Seneca Creek, with Little Seneca Lake towards the west and Lake Churchill to the south. It also includes portions of Black Hill Regional Park. The district contains single-family, townhouse, and multi-family dwelling units along with Waters Landing Local Park and a WSSC pumping facility. Waters Landing Association HOA and Waverly Condominium Association are included in this district.

- R-60 and R-90 is recommended for single-family houses in this district.
- TLD (Townhouse Low Density), TMD (Townhouse Medium Density), and THD (Townhouse High Density) are recommended for townhouses, and include Diamond House Townhouses, Landing Glen, Waterbury Downs North, Waters Landing Townhouses South, and Waverly Condos.
- R-20 and R-30 is recommended for multi-family housing, which includes the Fairfield Gables, Waters House and South Shore Harbor properties.
- RE-2 is recommended for a large area of this district, which includes part of Little Seneca Lake with surrounding parkland.
- RE-1 is recommended for Waters Landing Local Park, Lake Churchill, and Churchill Village South open space.
- CRT (Commercial Residential Town) is recommended for the Churchill Senior Living apartments and CBH (Commercial Residential Neighborhood) for the vacant property at the corner of Father Hurley Boulevard and Waters Landing Drive.

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Development Name</th>
<th>Acres</th>
<th>Units</th>
<th>Existing</th>
<th>Area Units</th>
<th>Projected Acres</th>
<th>Projected Units</th>
<th>Projected Square Footage</th>
<th>Type</th>
<th>Density</th>
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<td>NW1</td>
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<td>R-90</td>
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<td>R-20</td>
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<td>CRT-2.5 C-0.25 R-2.5 F-90</td>
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<td>NW19</td>
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</tr>
</tbody>
</table>

1. Development appears in multiple plan districts.
2. 255 independent living units have been built; a further 45 assisted living units have been approved but not built.
Southwest District Proposed Zoning

Proposed Zoning: Southwest District

The Southwest District is north of the railroad and south of Lake Churchill and Little Seneca Lake, with a small part west of Clarksburg Road. The district contains multiple housing types along with Lake Seneca Elementary and Martin Luther King Jr. Middle Schools. Churchill Village South HDA, Waters Landing Assn., Willow Cove Townhouse Condo Assn., and the Villas at Willow Cove Condo Assn. are included in this quadrant.

- R-90 is recommended for single-family houses.
- R-20 and R-30 are recommended for multi-family developments.
- Townhouse zoning is TLD (low density), TMD (medium density), and THD (high density).
- RE-2 is recommended for Little Seneca Lake and surrounding parkland.
- RE-1 is recommended for HDA open space.
- R-200 is recommended for both public schools.
- CRN is recommended for the Canterbury Apartments.

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Development Name</th>
<th>Existing Acres</th>
<th>Existing Units</th>
<th>Existing Unit Type</th>
<th>Existing Density</th>
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<td>1</td>
<td>Little Seneca Lake / M-NCPPC Parkland (West of MD 121)</td>
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<td>3</td>
<td>The Issower at Waters Edge (West)</td>
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<td>23</td>
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<tr>
<td>27</td>
<td>TD</td>
</tr>
<tr>
<td>28</td>
<td>TD</td>
</tr>
</tbody>
</table>

R-2 is recommended for Little Seneca Lake and surrounding parkland; R-1 is recommended for HDA open space. R-200 is recommended for both public schools. CRN is recommended for the Canterbury Apartments.

\[\text{Development appears in multiple plan districts.}\]
C. Infill Development Recommendation

At the southwest quadrant of Father Hurley Boulevard and Waters Landing Drive is an unimproved parcel, the last such remaining property in Churchill Village. The 4.8-acre wooded lot is adjacent to the Churchill Senior Center apartments and near other townhouses and garden apartments. Previous planning visions for this area recommended a village center concept, intended to provide commercial facilities and services for the surrounding neighborhoods, as evidenced by the 1968 Churchill Village development plan and the 1974 Master Plan for Germantown. Specifically, a supermarket-based retail center was envisioned for the property.

However, the 1989 Germantown Master Plan recognized the low probability of achieving a retail center at this location given its proximity to other retail centers and the Germantown Town Center. As a result, an institutional/government land use category was approved for the area, concluding that a religious facility or senior housing was an appropriate use. The Churchill Senior Center apartments, constructed in two phases in 2001 and 2016, were built on part of this land. Today, 4.8 acres of this area remain undeveloped.

The 2017 Montgomery County Retail Strategy Report analyzed existing and potential retail commerce in Montgomery County. The report indicates an unmet demand for Neighborhood Goods and Services (NG&S) retail category county-wide, as well as in the Germantown area. The category includes establishments that serve local residents and workers, such as specialty food stores, hair salons, dry cleaners and similar uses in the Germantown-Clarksburg trade area. According to the report, there remains an unmet need for NG&S through 2025. Therefore, this master plan recommends residential uses mixed with small-scale commercial uses that could serve the residents in neighborhoods surrounding this vacant land. In order to further compatibility with surrounding residential uses, it is recommended that any non-residential use on the site should be part of a mixed-use residential development. A development that contains only a non-residential use is discouraged at this location. Figure 4 illustrates a possible mixed-use development with multi-family dwelling units, with small-scaled commercial uses and open space.

The 5.5-acre site immediately to the south of the vacant parcel contains the Churchill Senior Living Center. This property has been approved for 255 independent living units for seniors and 45 assisted living units. The independent living units have been built but the assisted living units have not. Given the rising demand for additional housing for seniors and the unmet need for neighborhood-serving retail uses discussed above, this plan also recommends a modest density increase for the site with a small commercial component.

This master plan recommends the Commercial Residential Neighborhood (CRN) zone (CRN-1.25 C-0.25 R-1.25 H-45) for the vacant parcel and the Commercial Residential Town (CRT) zone (CRT-2.5 C-0.25 R-2.5 H-90) for the Churchill Senior Living property. The CRN zone is intended for pedestrian-scale, neighborhood-serving mixed-use centers and transitional edges in which retail tenant ground floor footprints are limited to preserve the community scale. The CRT zone also allows for higher density mixed-use development, but at a higher density than the CRN zone. In this case, the CRT zone may permit a reasonable expansion of the Churchill Senior Living property.

Figure 4 – Illustrative plan of possible mixed-use development at Father Hurley Boulevard and Waters Landing Drive, with ground-floor commercial uses, residential units above and open space in the center of the development.

For illustrative purposes only; actual development may vary.
Father Hurley Boulevard provides direct access and east-west highways and arterial roads. Churchill Village is served by north-south D. Connectivity.

<table>
<thead>
<tr>
<th>Name Designation From Location</th>
<th>To Location</th>
<th>Classification</th>
<th>Through Lanes</th>
<th>Planned Through Lanes</th>
<th>roadway Classification</th>
<th>Target Speed</th>
<th>Bicycle Facility Type</th>
<th>Bikeway Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crystal Rock Dr B-11</td>
<td>BOAC Access Drive to Crystal Rock Dr</td>
<td>Business</td>
<td>2</td>
<td>4</td>
<td>100</td>
<td>35</td>
<td>Separated Bikeway</td>
<td>Sidepath (Both Sides)</td>
</tr>
<tr>
<td>Crystal Rock Dr A-22</td>
<td>Father Hurley Blvd</td>
<td>Business</td>
<td>4D</td>
<td>4D</td>
<td>Through</td>
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<td>Sidepath (Both Sides)</td>
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<tr>
<td>Crystal Rock Dr B-24</td>
<td>Airworth Dr</td>
<td>Business</td>
<td>4D</td>
<td>4D</td>
<td>100</td>
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<tr>
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<td>Crystal Rock Dr</td>
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<td>4D</td>
<td>4D</td>
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<td>Sidepath (Both Sides)</td>
</tr>
<tr>
<td>Lloyd Dr B-1</td>
<td>Middlebrook Rd</td>
<td>Business</td>
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<td>Sidepath (Both Sides)</td>
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<tr>
<td>Mediterranean Rd B-20</td>
<td>Father Hurley Blvd</td>
<td>Business</td>
<td>4D</td>
<td>4D</td>
<td>Through</td>
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<td>Separated Bikeway</td>
<td>Sidepath (Both Sides)</td>
</tr>
<tr>
<td>Revere Dr F-12</td>
<td>Lloyd Dr</td>
<td>Business</td>
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<td>2</td>
<td>85</td>
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<td>Buffered Bike Lanes</td>
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<tr>
<td>Willard Dr F-17</td>
<td>Wayne Dr</td>
<td>Business</td>
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<td>2</td>
<td>80</td>
<td></td>
<td>Striped Bikeway</td>
<td>Buffered Bike Lanes</td>
</tr>
<tr>
<td>Waynesgarden Dr P-13</td>
<td>Wayne Dr</td>
<td>Primary Residential</td>
<td>2</td>
<td>2</td>
<td>70</td>
<td></td>
<td>Separated Bikeway</td>
<td>Sidepath (Site TBD)</td>
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<tr>
<td>Waters Rd B-5</td>
<td>Approx. 30' north of Wisteria Dr</td>
<td>Business</td>
<td>2</td>
<td>2</td>
<td>80</td>
<td></td>
<td>Separated Bikeway</td>
<td>Sidepath (Both Sides)</td>
</tr>
<tr>
<td>Waters Landing Dr P-19</td>
<td>Crystal Rock Dr</td>
<td>Primary Residential</td>
<td>2</td>
<td>2</td>
<td>80</td>
<td></td>
<td>Striped Bikeway</td>
<td>Buffered Bike Lanes</td>
</tr>
</tbody>
</table>

E. Carbon Emissions Analysis

This master plan advances carbon emission reductions through smart growth principals: a mix of building types and uses, multiple transportation options, open space protection, and by promoting walkable and bikeable neighborhoods. Further, greenhouse gases (GHGs) reductions can be achieved through retrofitting older buildings and the construction of newer energy efficient buildings. The expected changes to land use, transportation and population are limited because the plan's recommended zoning changes reflect existing built conditions and it maintains such conditions. The only exception is the previously discussed 4.8-acre condition and transportation-related emissions. Lifespan emissions are assumptions about GHS emissions associated with the useful life of a building (construction, operation and deconstruction). Transportation-related emissions are GHS released through the operation of motor vehicles. The analysis includes the examination of lifespan and transportation-related emissions. Lifespan emissions are expected to increase about six percent overall and by less than one percent per capita. With respect to transportation-related emissions, no change is expected. Therefore, as a result of the plan's recommendations, changes to GHS emissions are less than a significant factor.
Chapter IV: Implementation

A. Sectional Map Amendment
A sectional map amendment (SMA) is a comprehensive rezoning process that classifies properties within the planning area to correspond with the zoning recommendations contained in the master plan. Following approval by the Montgomery County Council, the master plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption of the SMA.

The SMA applies the master plan’s recommended zoning to the official zoning map of Montgomery County. Once adopted by the Commission, the master plan amends the master or sector plans and any functional plans cited in the Commission’s adoption resolution.

B. Germantown Churchill Village Overlay Zone
In order to preserve Churchill Village’s positive qualities, overall residential character, recreation areas and open space, a new Germantown Churchill Village Overlay Zone is recommended. The overlay zone will:

- Address variations in development standards that result from rezoning of the Town Sector Zone to new zone categories.
- Allow existing uses permitted by-right to continue and be grandfathered into the county’s zoning code.
- Preserve public recreation areas and open space and quasi-public spaces owned and maintained by homeowner associations.
Acknowledgements

Gwen Wright, Director
Robert Kronenberg, Deputy Director

Project Team
Area 3 Division
Richard Weaver, Chief
Frederick Boyd, Master Planner/Supervisor
Phillip Estes, AICP, Lead Planner
James Pratt, Senior Planner
Rebecca Boone, Administrative Support
Roberto Duke, Urban Design
Katherine Nelson, Environmental Planner
Christopher Van Alstyne, Transportation Planner

Research and Special Projects
Caroline McCarthy
Corrine Blackwood
Lisa Govoni

Functional Planning
Jason Sartori
Eric Gray
Greg Russ

Park Planning and Stewardship, Department of Parks
Hojoong Garland
Mark Wallis

Management Services
Bridget Schwiesow
Deborah Dietch
Darrell Godfrey
Kevin Leonard
Christopher Peller
Christine Rufio

Elected and Appointed Officials

Montgomery County Council
Nancy Navarro, President, District 4
Sidney Katz, Vice President, District 3
Gabe Albornoz, At-Large
Andrew Friedson, District 1
Evan Glass, At-Large
Tom Hucker, District 5
Will Jawando, At-Large
Craig Rice, District 2
Hans Ritter, At-Large

Office of the County Executive
Marc Elrich, County Executive

The Maryland National Capital Park and Planning Commission
Elizabeth M. Hewlett, Chair
Carey Anderson, Vice Chair

Commissioners
Montgomery County Planning Board
Casey Anderson, Chair
Natali Fani-Gonzalez, Vice Chair
Gerald R. Cichy
Tina E. Patterson
Partap Verma

Prince George’s County Planning Board
Elizabeth M. Hewlett, Chair
Dorothy F. Bailey, Vice Chair
William M. Doerner
Manuel R. Geraldino
A. Shuanise Washington
The Council of the Montgomery County, Maryland, acting as the Fixit Council for that portion of the Montgomery-Washington Regional District in Montgomery County, Maryland, approves the following statement.

The Planning Board Draft of the Zoning Plan for the Town Center Zone, dated November 2019, is approved with rescissions. County Council receives the Planning Board Draft of the Zoning Plan for the Town Center Zone and are identified below. Deliberations of the Plan are released by [redacted], address to [redacted]. All page references in the November 2019 Planning Board Draft of the Zoning Plan are to the Town Center Zone.

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<th>Max. % Lot Size</th>
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<tbody>
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<td>50.0</td>
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<td>10.0</td>
<td>40.0</td>
</tr>
</tbody>
</table>
 Amend the "Proposed Zoning", "Northeast District", as follows:

Revise the second bullet, delete the third bullet, and revise the fourth bullet under "Proposed Zoning, Northeast District", as follows:

- THD (Townhouse Density) is recommended for single-family units, which includes the action at 2400 Woodside, 2421 Custer Avenue, and 2430 Club Apartment, and
- RZD (Residential Zoning District) is recommended for semi-detached clusters, which contains 2400 Woodside
- RFD (Residential Farm District) is recommended for the vacant property at the corner of Forbes Road and Walnut Lane, as follows:

Amend the "Northeast District" table to reflect the Council-recommended zoning as follows:

<table>
<thead>
<tr>
<th>Property</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>2400 Woodside</td>
<td>THD</td>
</tr>
<tr>
<td>2421 Custer Avenue</td>
<td>THD</td>
</tr>
<tr>
<td>2430 Club Apartment</td>
<td>THD</td>
</tr>
<tr>
<td>2400 Woodside</td>
<td>THD (Townhouse Density)</td>
</tr>
<tr>
<td>2400 Woodside</td>
<td>RFD</td>
</tr>
</tbody>
</table>

Revise the second and third bullets under "Proposed Zoning, Northeast District", as follows:

- THD (Townhouse Density) is recommended for single-family units, which includes the action at 2400 Woodside, 2421 Custer Avenue, and 2430 Club Apartment, and
- RZD (Residential Zoning District) is recommended for semi-detached clusters, which contains 2400 Woodside
- RFD (Residential Farm District) is recommended for the vacant property at the corner of Forbes Road and Walnut Lane, as follows:

Please refer to the above table for the final recommendations for the Northeast District.

Amend the "Proposed Zoning, Southeast District", as follows:

- RFD (Residential Farm District) is recommended for the vacant property at the corner of Forbes Road and Walnut Lane, as follows:

Amend the "Southeast District" table to reflect the Council-recommended zoning as follows:

<table>
<thead>
<tr>
<th>Property</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>2400 Woodside</td>
<td>THD</td>
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<td>2421 Custer Avenue</td>
<td>THD</td>
</tr>
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<td>THD</td>
</tr>
<tr>
<td>2400 Woodside</td>
<td>THD (Townhouse Density)</td>
</tr>
<tr>
<td>2400 Woodside</td>
<td>RFD</td>
</tr>
</tbody>
</table>

Please refer to the above table for the final recommendations for the Southeast District.

The new map recommends the Condo/MLK Residential Neighborhood (CMLK) for the vacant property at the corner of Forbes Road and Walnut Lane, as follows:

- CMLK (Condo/MLK Residential Neighborhood) is recommended for the vacant property at the corner of Forbes Road and Walnut Lane, as follows:

All illustrations and tables included in the plan will be revised to reflect the District Council changes to the Existing Zoning District of the General Plan for the South Secret District (December 2019). The final graphics will be revised to accommodate all changes and corrections, to update factual information, and to reconcile the actions of the District Council. Graphics and tables will be revised and restated, when necessary, to be consistent with the final plan.
ATTACHMENT 2

Resolution No. 18-543

This is a correct copy of Council action.

[Signature]
Sultan Musa, Chairman, Enq.
Chair of the Council
GERMANTOWN PLAN
FOR THE TOWN SECTOR ZONE

APPROVED AND ADOPTED

M-NCPPC
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910
MontgomeryPlanning.org