



**Committee:** PHED  
**Committee Review:** At a future date  
**Staff:** Pamela Dunn, Senior Legislative Analyst  
**Purpose:** To receive testimony – no vote expected  
**Keywords:** #Germantown, Town Sector, M-NCPPC

AGENDA ITEM 5B  
February 4, 2020  
**Public Hearing**

## **SUBJECT**

On November 7, 2019, the Montgomery County Planning Board approved the Germantown Plan for the Town Sector Zone. Planning Staff will provide an overview of the Plan to provide context for the public hearing to be held at 1:30 p.m.

## **EXPECTED ATTENDEES**

### **For the Overview:**

Casey Anderson, Chair, Montgomery County Planning Board  
Gwen Wright, Director, Planning Department  
Richard Weaver, Chief, Area 3 Team, Planning Department  
Phillip Estes, Planner Coordinator, Planning Department  
Jamie Pratt, Senior Planner, Planning Department

## **COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION**

None

## **DESCRIPTION/ISSUE**

- The Planning Board Draft of the Germantown Plan for the Town Sector Zone will amend the 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.
- The purpose of this Plan is to replace the existing Town Sector zoning with current zoning classifications for the Churchill Village community of Germantown.
- Additionally, rezoning small areas of non-Town Sector zones (along the Plan's boundary) is recommended to correct zoning inconsistencies caused mostly by right-of-way alignments and the creation of Little Seneca Lake.
- The Planning Board Draft can be viewed at:  
<https://montgomeryplanning.org/wp-content/uploads/2019/11/GERMANTOWN-PLAN-Planning-Board-Draft-WEB.pdf>

## **SUMMARY OF KEY DISCUSSION POINTS**

N/A

**This report contains:**

Planning Board Letter of Transmittal

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German town SP



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 8, 2019

The Honorable Nancy Navarro  
President, Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

5097129

RECEIVED  
MONTGOMERY COUNTY  
NOV 13 2019

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SUBJECT: Planning Board Draft, Germantown Plan for the Town Sector Zone

Dear Ms. Navarro:


On behalf of the Montgomery County Planning Board, I am pleased to transmit the Planning Board Draft of the Germantown Plan for the Town Sector Zone.

This master plan will amend the 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.

The purpose of this plan is to replace the existing Town Sector zoning with current zoning classifications for the Churchill Village community of Germantown. The plan recommends appropriate zoning and policies to protect the community's open space and recreation areas, while maintaining the residential character of Churchill Village. Additionally, rezoning small areas of non-Town Sector zones (along the plan's boundary) is recommended to correct zoning inconsistencies caused mostly by right-of-way alignments and the creation of Little Seneca Lake.

Please let us know if you have any questions or comments. We look forward to working with you, your colleagues and staff as this plan moves forward.

Sincerely,

  
Casey Anderson  
Chair

Enclosure: Planning Board Draft, Germantown Plan for the Town Sector Zone (19 copies)