Resolution No.:	19-1020
Introduced:	October 19, 2021
Adopted:	October 19, 2021

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND SITTING AS A DISTRICT COUNCIL FOR THAT PORTION OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: District Council

SUBJECT: Germantown Sector Plan for the Town Sector Zone Sectional Map Amendment (H-139)

OPINION

Sectional Map Amendment (SMA) H-139 was filed by the Maryland-National Capital Park and Planning Commission and is a comprehensive rezoning application to implement the zoning recommendations contained in the Approved and Adopted Germantown Plan for the Town Sector Zone. The SMA application covers approximately 1,270 acres under the Town Sector zone in the Germantown plan area, of which all land and water are proposed for a change in zoning classification.

The District Council approved the Germantown Plan for the Town Sector Zone on July 21, 2020. The Sector Plan sets forth the specific land use and zoning objectives for the reclassification of land from the Town Sector zone in the Germantown Plan area and was subject to extensive and detailed review by the District Council. The District Council held a public hearing on the Draft Plan on February 4, 2020, wherein testimony was received from interested parties, and the Director of the Montgomery County Office of Management and Budget transmitted to the County Council the Executive's fiscal impact statement for the Germantown Plan for the Town Sector Zone on July 16, 2020.

Sectional Map Amendment (SMA) H-139 was filed on March 18, 2021 by the Montgomery County Planning Board to implement the specific zoning recommendations of the Germantown Plan for the Town Sector Zone.

The Council held a public hearing on the SMA for the Germantown Plan for the Town Sector Zone on July 27, 2021. There was no oral testimony offered at the public hearing. The record remained open until close of business on July 30, 2021.

The Council considered the Sectional Map Amendment at a worksession held on October 19, 2021. The Council finds Sectional Map Amendment Application H-139 to be consistent with the

Approved and Adopted Germantown Plan for the Town Sector Zone and necessary to implement the land use and development policies expressed in the Approved and Adopted Germantown Plan for the Town Sector Zone.

The evidence of record for Sectional Map Amendment H-139 consists of all record materials compiled in connection with the County Council public hearing on the Planning Board Draft of the Germantown Plan for the Town Sector Zone, dated February 4, 2020, and all record materials compiled in connection with the public hearing held by the Council on July 27, 2021 on Sectional Map Amendment H-139.

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.

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:

1. Application No. H-139, Maryland-National Capital Park and Planning Commission, Applicants for the Sectional Map Amendment covering the area of the Germantown Plan for the Town Sector Zone consisting of approximately 1,272 acres, more or less, within the Germantown plan area, is GRANTED.

2. The following areas are reclassified as part of this action, consistent with the recommendations in the Germantown Plan for the Town Sector Zone.

Table 1: Parcels to be Rezoned[1]

Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
12	R-200	RE-2	15.61
13	T-S	RE-2	0.78
14	T-S	RE-2	47.40
15	T-S	TLD	11.20
16	T-S	TLD	4.53
17	T-S	R-90	19.69
18	T-S	R-90	2.76
19	T-S	R-90	5.34
20	T-S	R-90	5.76
21	T-S	R-90	24.28
22	T-S	R-90	6.56
23	T-S	R-90	5.93
24	T-S	R-90	6.99
25	T-S	R-200	27.78
26	T-S	RE-1	6.40
27	T-S	RE-1	17.63
28	T-S	TMD	1.66
29	T-S	TMD	4.07
30	T-S	TMD	8.39
31	T-S	TMD	8.07
32	T-S	TLD	14.03
33	R-200	TLD	1.48
34	T-S	TLD	3.65
35	T-S	TLD	0.06
36	T-S	R-30	7.79

[1] The acreages shown in this table are estimates of acreage to be rezoned; actual acreage will depend on future engineering surveys. In approving the Zoning Maps, the District Council is approving the boundary lines, not a precise acreage amount.

Change #	Existing Zoning	Proposed Zoning	Acres Changed
37	T-S	R-20	9.24
38	T-S	R-20	9.46
39	T-S	R-20	6.46
40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
41	T-S	R-200	6.68
42	T-S	GR-0.5 H-35	2.47
43	T-S	EOF-0.5 H-45	6.50
44	T-S	GR-0.5 H-45	8.21
45	CRT-1.0 C-0.25 R-0.75 H-65 T	GR-0.5 H-45	0.65
46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	1.51
60	T-S	R-60	13.58
61	T-S	TLD	49.81
62	T-S	RE-1	17.19
63	T-S	RE-1	11.72
64	T-S	TMD	22.46
65	T-S	TMD	4.72
66	T-S	CRN-1.25 C-0.25 R-1.25 H-45	4.79
67	T-S	CRT-2.5 C-0.25 R-2.5 H-90	5.49
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
		Total Changes	**1272.63**

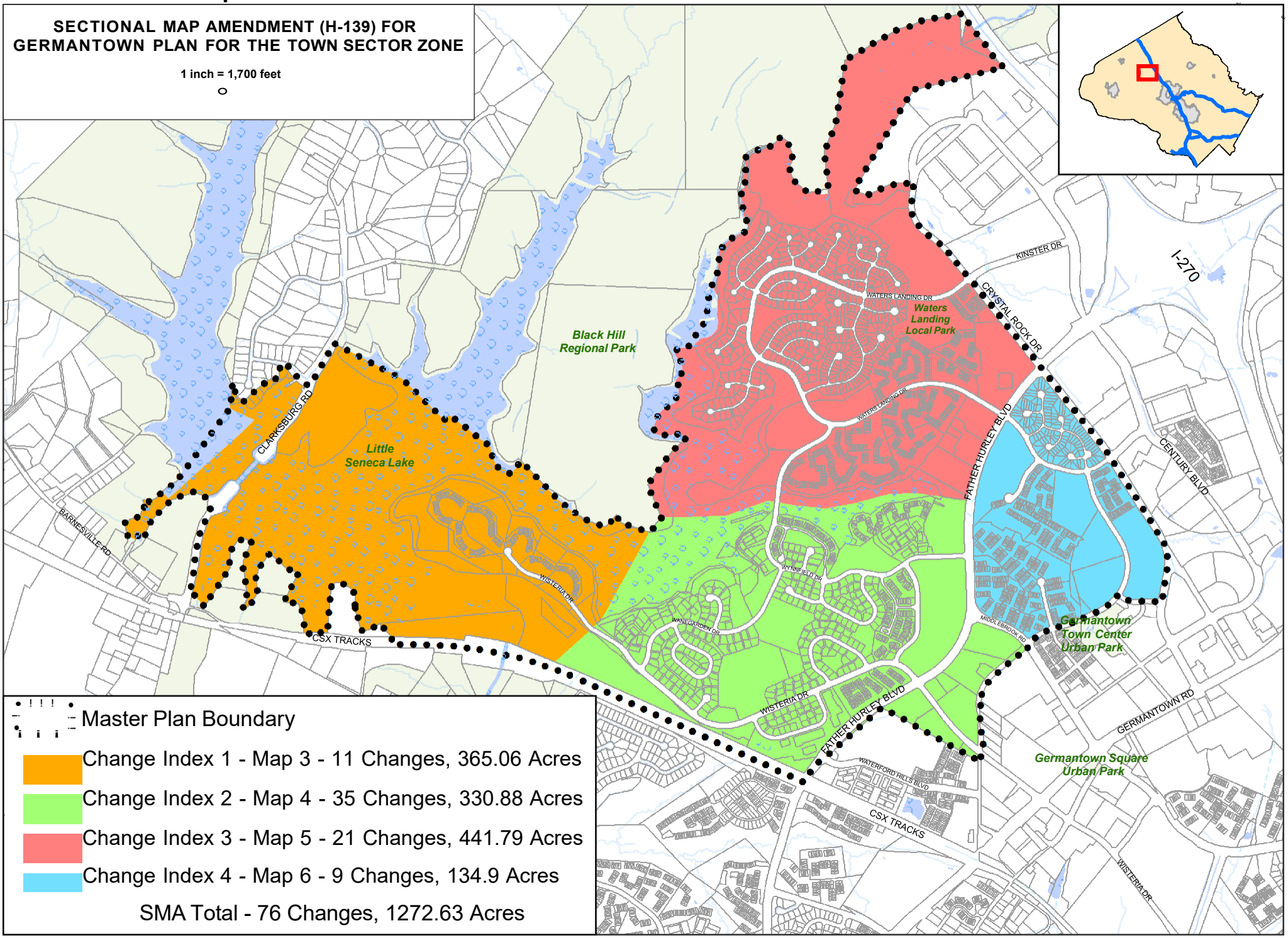
Change #	Existing Zoning	Proposed Zoning	Acres Changed
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
79	N/A	Germantown Churchill Village Overlay	805.47
		Total Changes	**809.04**

This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council

Attachment 1 - Map 2

Resolution No. 19-1020

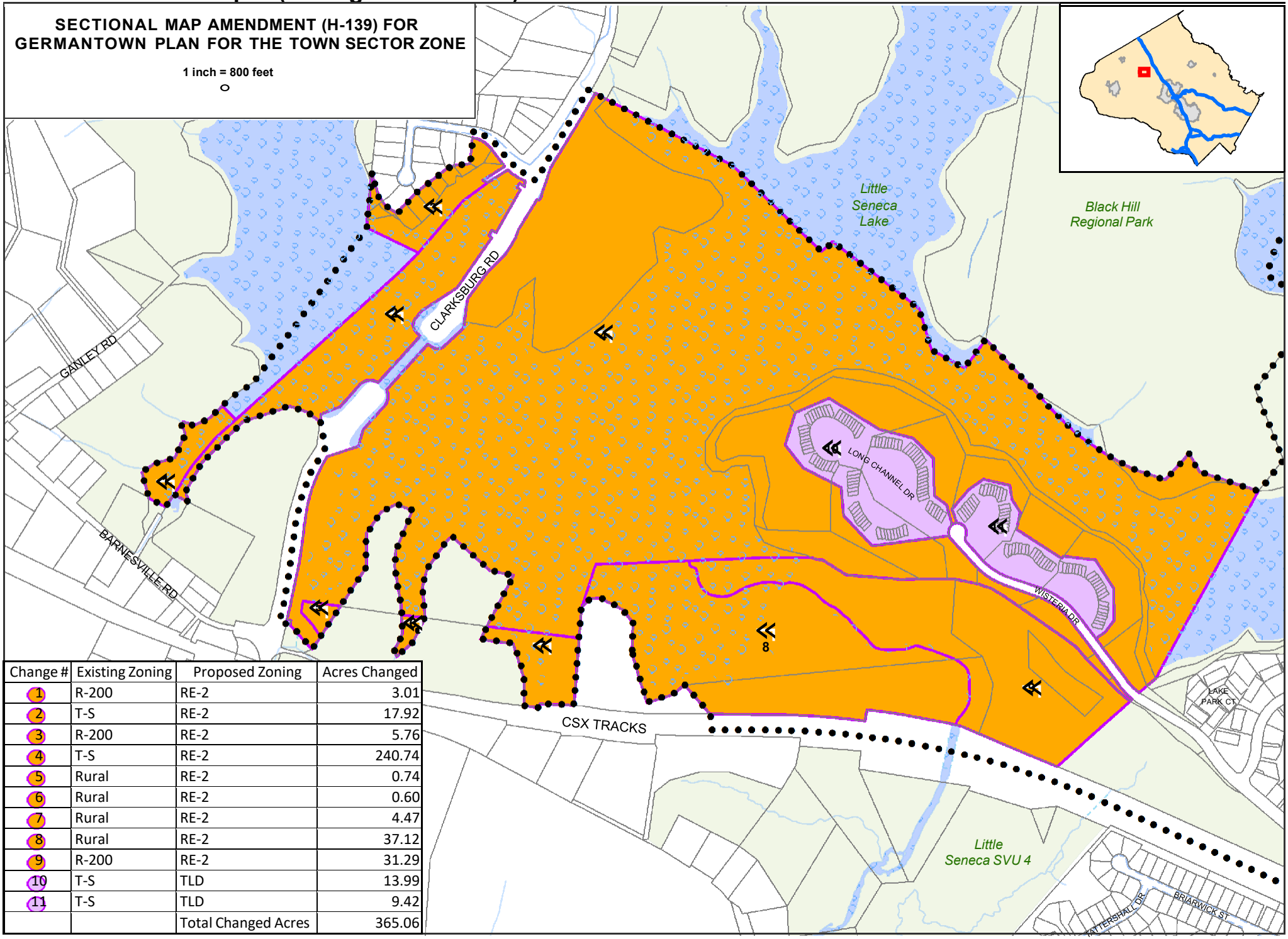


Attachment 1 - Map 3 (Change Index 1 of 5)

Resolution No. 19-1020

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 800 feet



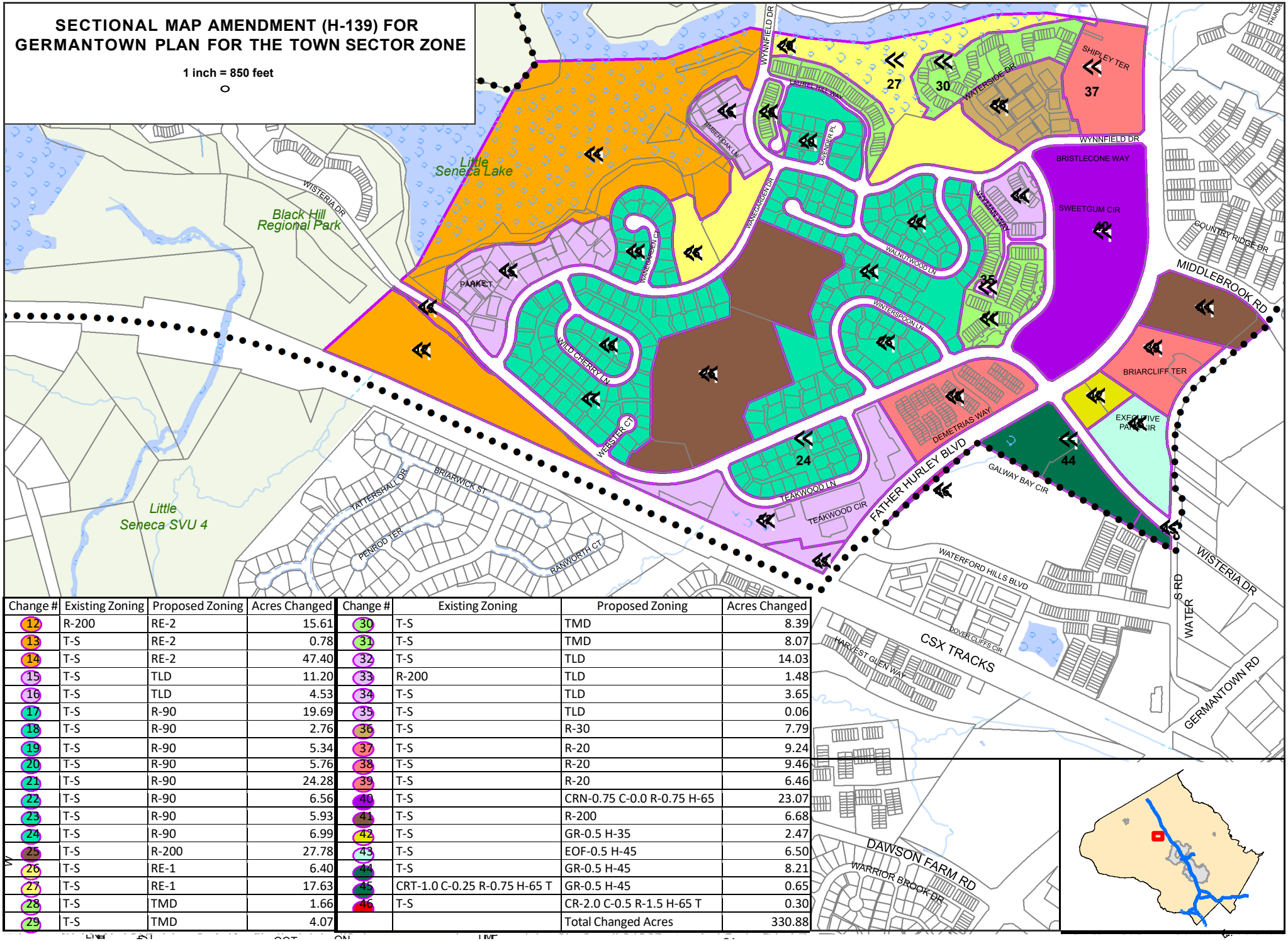
Change #	Existing Zoning	Proposed Zoning	Acres Changed
1	R-200	RE-2	3.01
2	T-S	RE-2	17.92
3	R-200	RE-2	5.76
4	T-S	RE-2	240.74
5	Rural	RE-2	0.74
6	Rural	RE-2	0.60
7	Rural	RE-2	4.47
8	Rural	RE-2	37.12
9	R-200	RE-2	31.29
10	T-S	TLD	13.99
11	T-S	TLD	9.42
		Total Changed Acres	365.06

Attachment 1 - Map 4 (Change Index 4 of 5)

Resolution No. 19-1020

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

1 inch = 850 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
12	R-200	RE-2	15.61
13	T-S	RE-2	0.78
14	T-S	RE-2	47.40
15	T-S	TLD	11.20
16	T-S	TLD	4.53
17	T-S	R-90	19.69
18	T-S	R-90	2.76
19	T-S	R-90	5.34
20	T-S	R-90	5.76
21	T-S	R-90	24.28
22	T-S	R-90	6.56
23	T-S	R-90	5.93
24	T-S	R-90	6.99
25	T-S	R-200	27.78
26	T-S	RE-1	6.40
27	T-S	RE-1	17.63
28	T-S	TMD	1.66
29	T-S	TMD	4.07

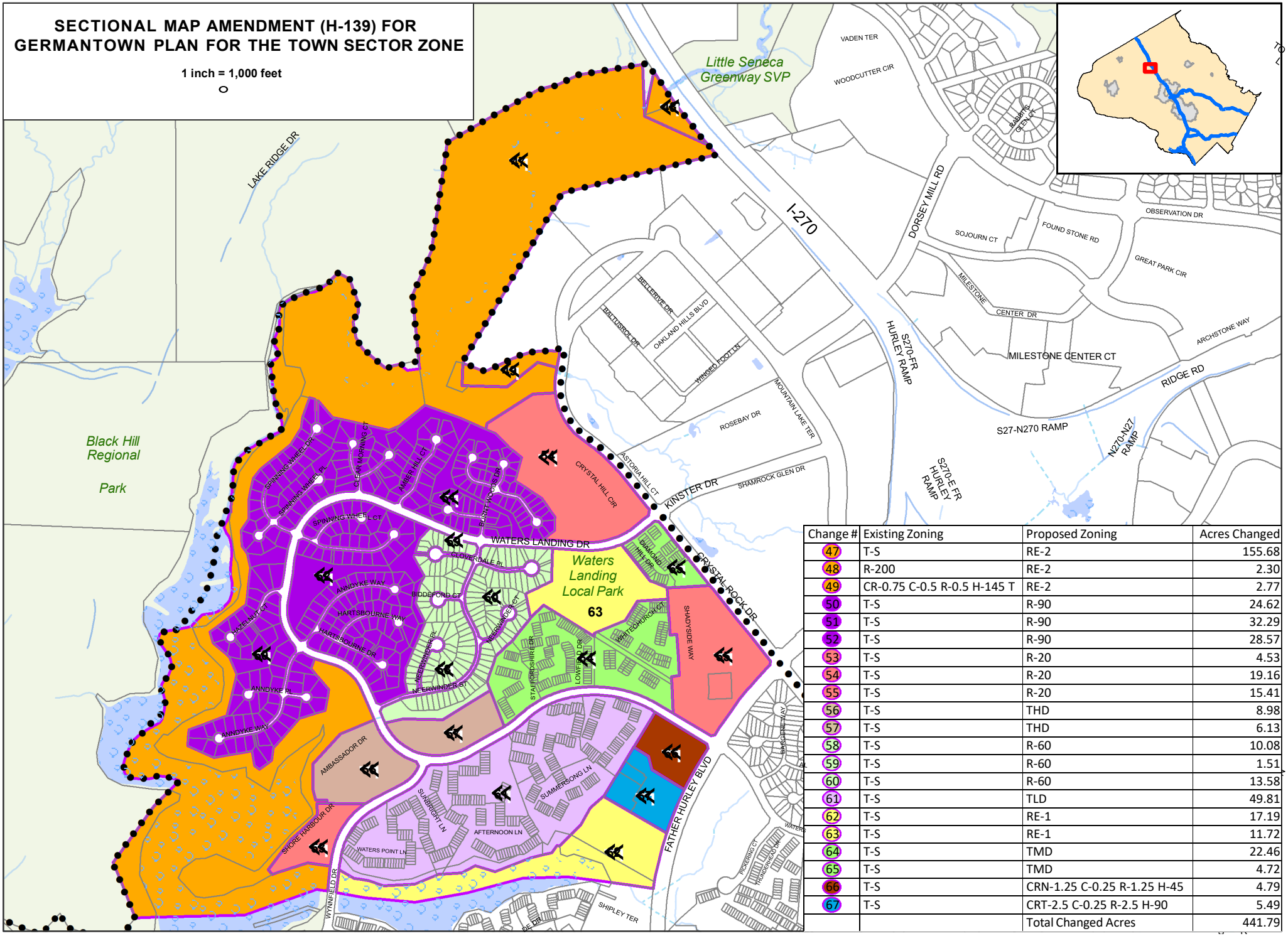
Change #	Existing Zoning	Proposed Zoning	Acres Changed
30	T-S	TMD	8.39
31	T-S	TMD	8.07
32	T-S	TLD	14.03
33	R-200	TLD	1.48
34	T-S	TLD	3.65
35	T-S	TLD	0.06
36	T-S	R-30	7.79
37	T-S	R-20	9.24
38	T-S	R-20	9.46
39	T-S	R-20	6.46
40	T-S	CRN-0.75 C-0.0 R-0.75 H-65	23.07
41	T-S	R-200	6.68
42	T-S	GR-0.5 H-35	2.47
43	T-S	EOF-0.5 H-45	6.50
44	T-S	GR-0.5 H-45	8.21
45	CRT-1.0 C-0.25 R-0.75 H-65 T	GR-0.5 H-45	0.65
46	T-S	CR-2.0 C-0.5 R-1.5 H-65 T	0.30
		Total Changed Acres	330.88

Attachment 1 - Map 5 (Change Index 5 of 5)

Resolution No. 19-1020

SECTIONAL MAP AMENDMENT (H-139) FOR GERMANTOWN PLAN FOR THE TOWN SECTOR ZONE

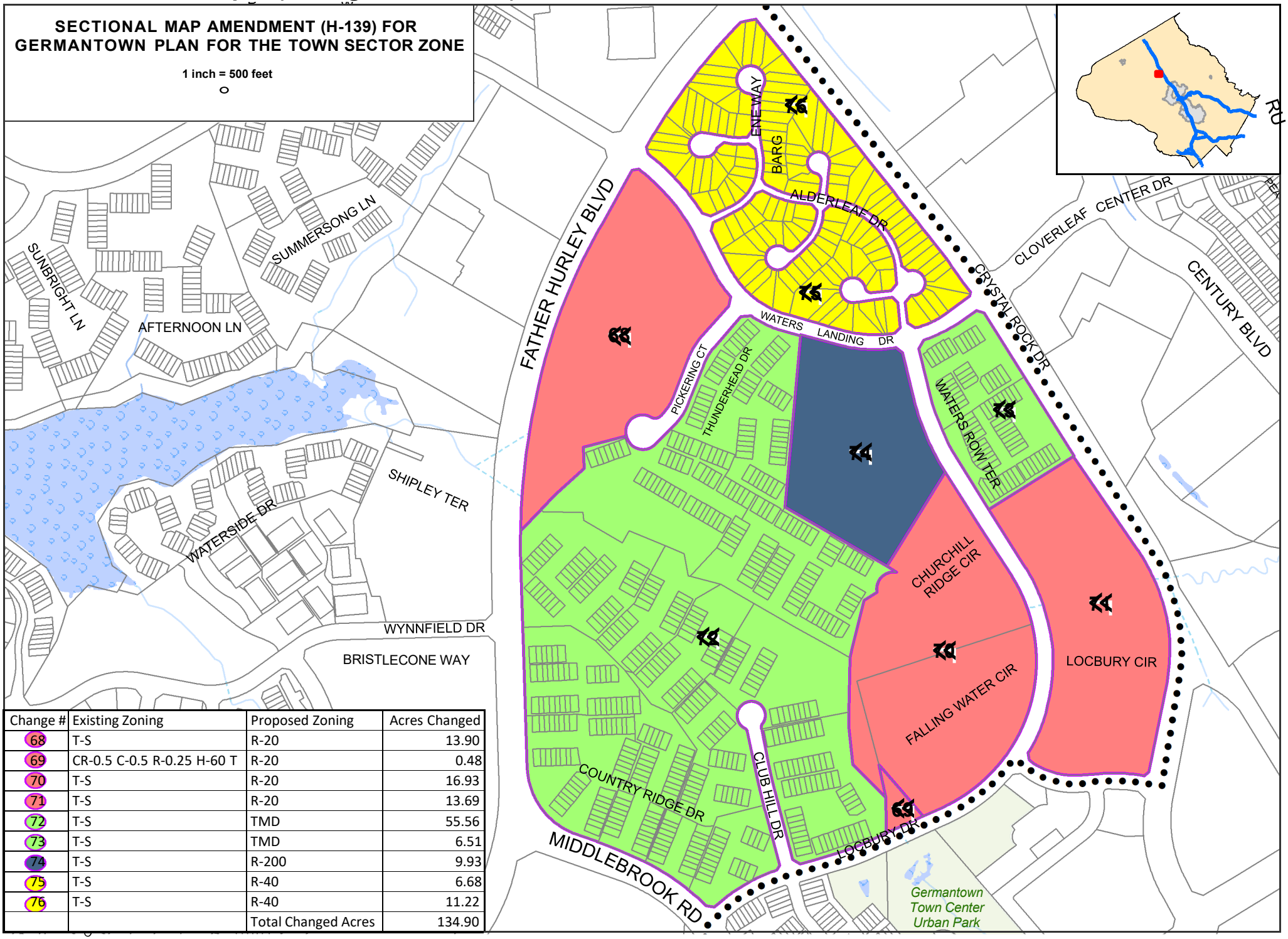
1 inch = 1,000 feet



Change #	Existing Zoning	Proposed Zoning	Acres Changed
47	T-S	RE-2	155.68
48	R-200	RE-2	2.30
49	CR-0.75 C-0.5 R-0.5 H-145 T	RE-2	2.77
50	T-S	R-90	24.62
51	T-S	R-90	32.29
52	T-S	R-90	28.57
53	T-S	R-20	4.53
54	T-S	R-20	19.16
55	T-S	R-20	15.41
56	T-S	THD	8.98
57	T-S	THD	6.13
58	T-S	R-60	10.08
59	T-S	R-60	1.51
60	T-S	R-60	13.58
61	T-S	TLD	49.81
62	T-S	RE-1	17.19
63	T-S	RE-1	11.72
64	T-S	TMD	22.46
65	T-S	TMD	4.72
66	T-S	CRN-1.25 C-0.25 R-1.25 H-45	4.79
67	T-S	CRT-2.5 C-0.25 R-2.5 H-90	5.49
		Total Changed Acres	441.79

Attachment 1 - Map 6 (Change Index 6 of 5)

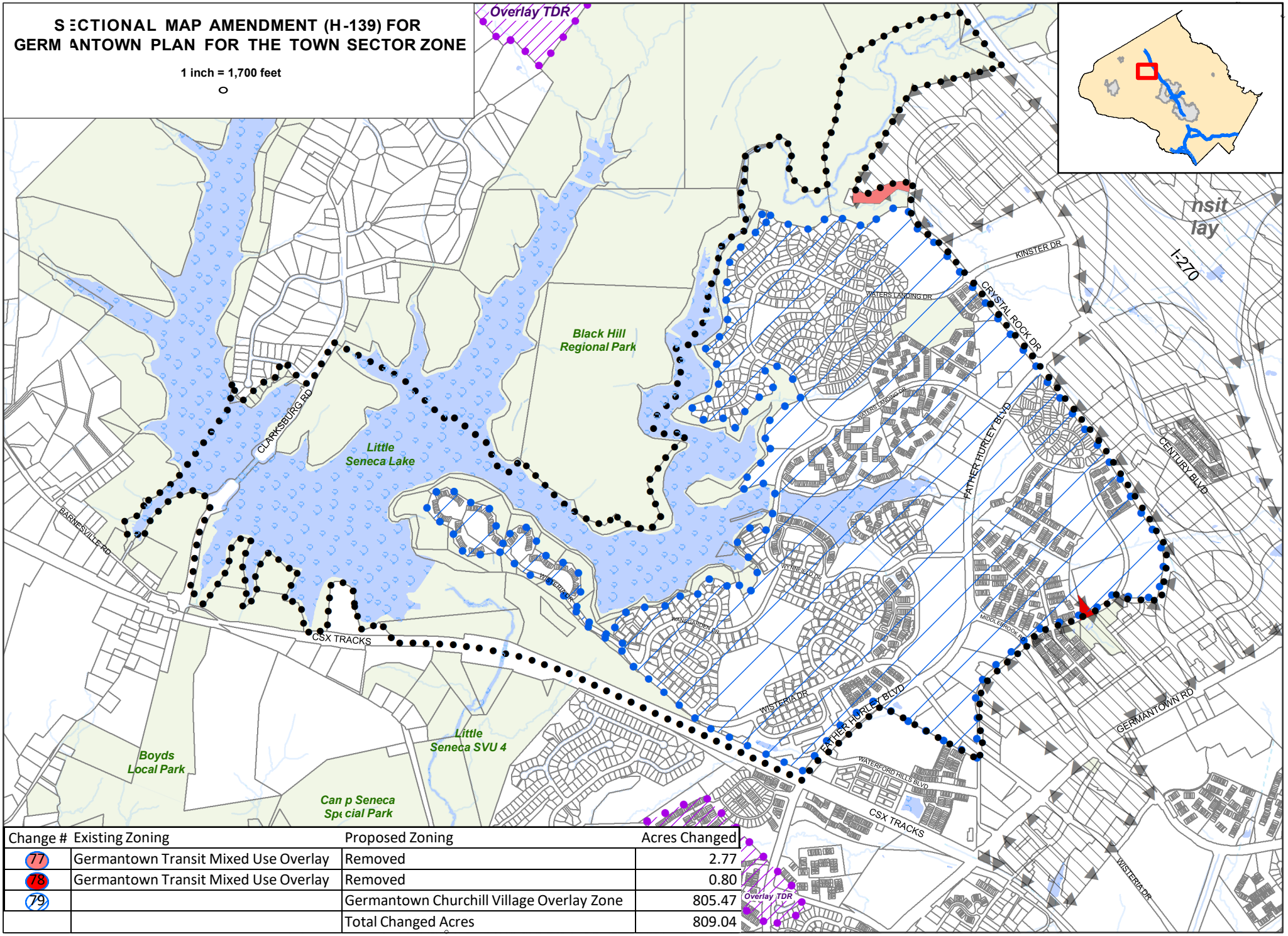
Resolution No. 19-1020



Change #	Existing Zoning	Proposed Zoning	Acres Changed
68	T-S	R-20	13.90
69	CR-0.5 C-0.5 R-0.25 H-60 T	R-20	0.48
70	T-S	R-20	16.93
71	T-S	R-20	13.69
72	T-S	TMD	55.56
73	T-S	TMD	6.51
74	T-S	R-200	9.93
75	T-S	R-40	6.68
76	T-S	R-40	11.22
		Total Changed Acres	134.90

Attachment 1 - Map 7 (Change Index 7 of 5)

Resolution No. 19-1020



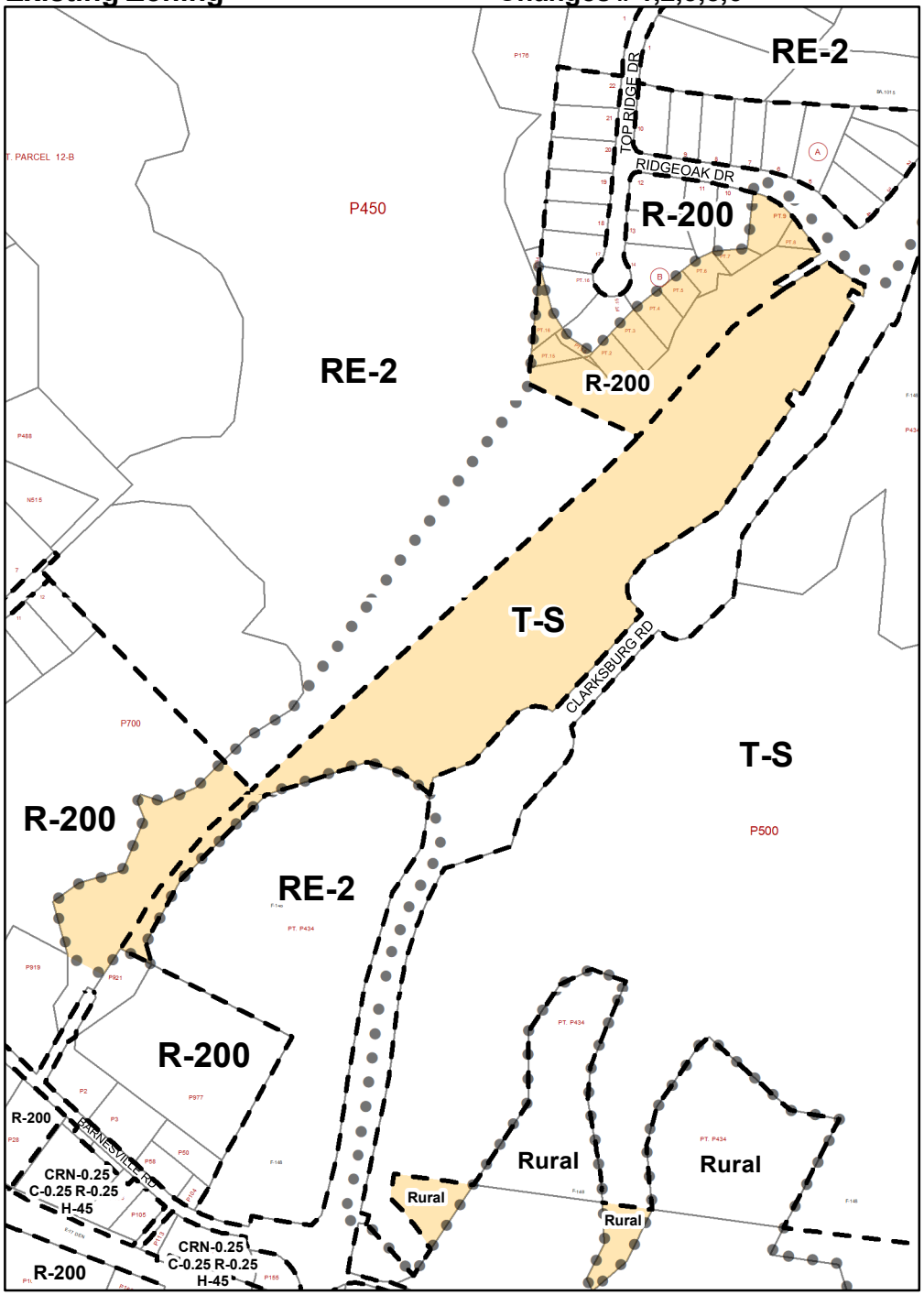
Change #	Existing Zoning	Proposed Zoning	Acres Changed
77	Germantown Transit Mixed Use Overlay	Removed	2.77
78	Germantown Transit Mixed Use Overlay	Removed	0.80
79		Germantown Churchill Village Overlay Zone	805.47
		Total Changed Acres	809.04

Attachment 1 - Map 8

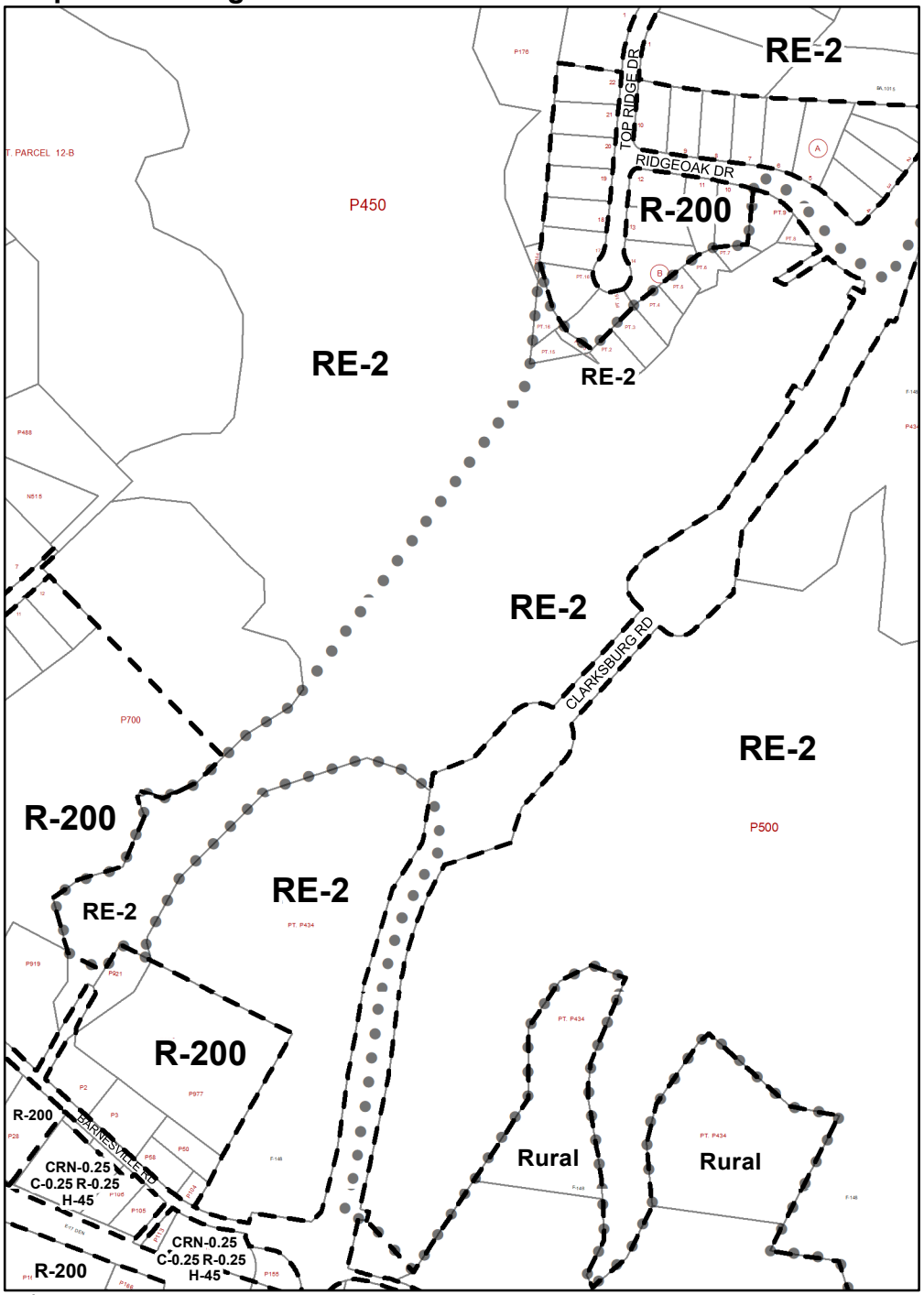
Resolution No. 19-1020

Existing Zoning

Changes # 1,2,3,5,6



Proposed Zoning



Map Grids: 227NW15, 228NW15

Master Plan Boundary

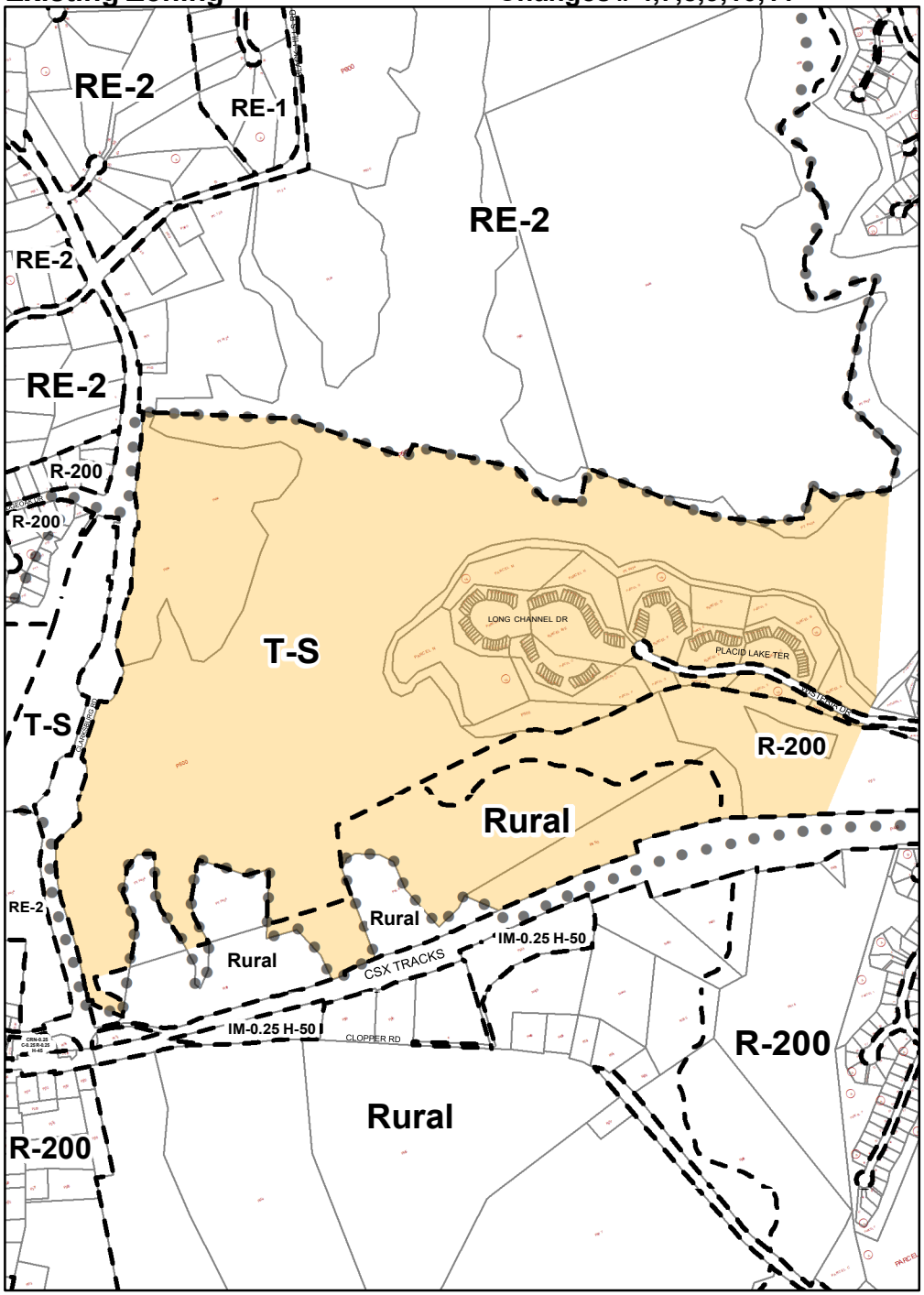
1 in = 550 ft

Attachment 1 - Map 9

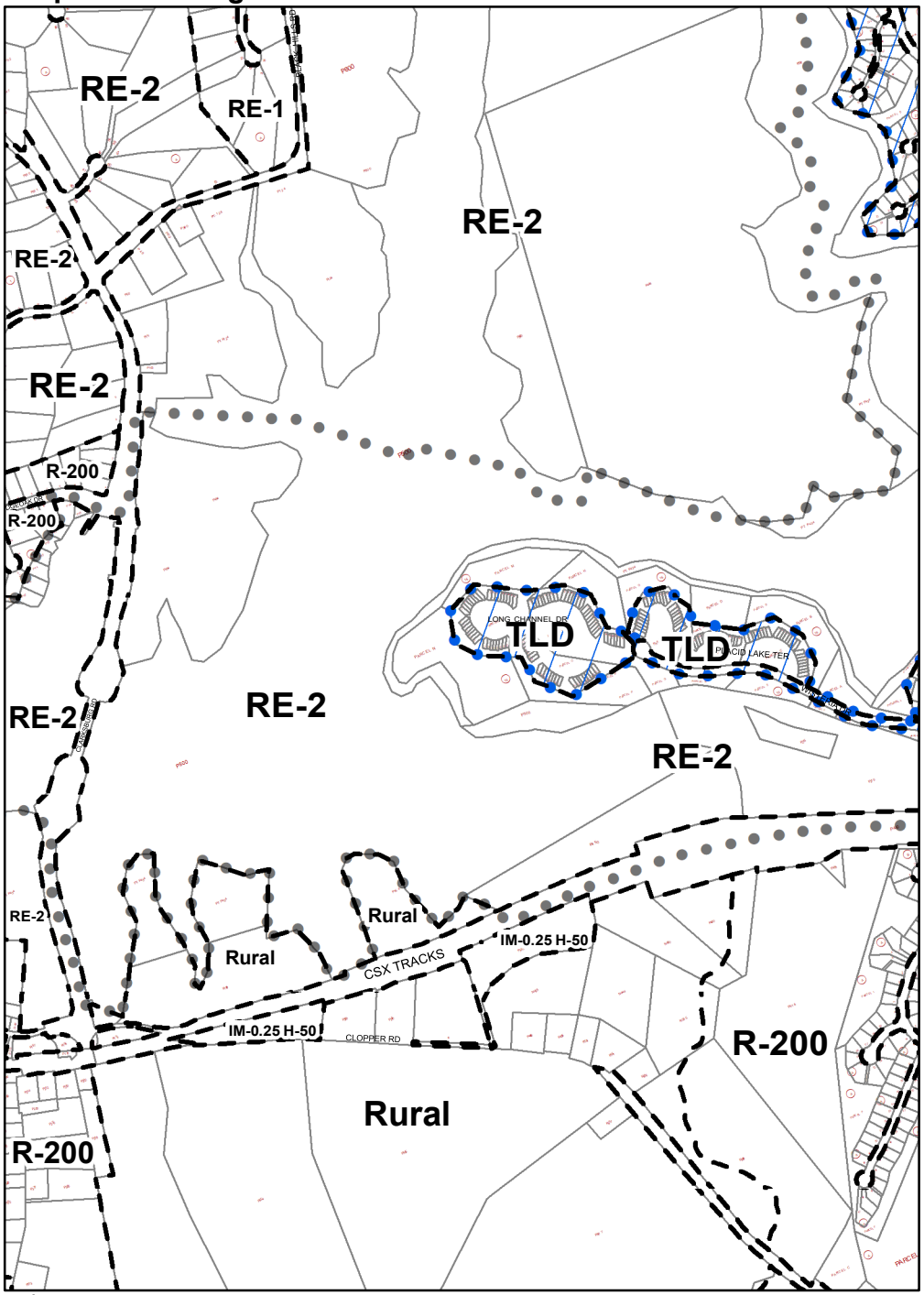
Resolution No. 19-1020

Existing Zoning

Changes # 4,7,8,9,10,11



Proposed Zoning



Map Grids: 227NW14, 227NW15, 228NW14, 228NW15

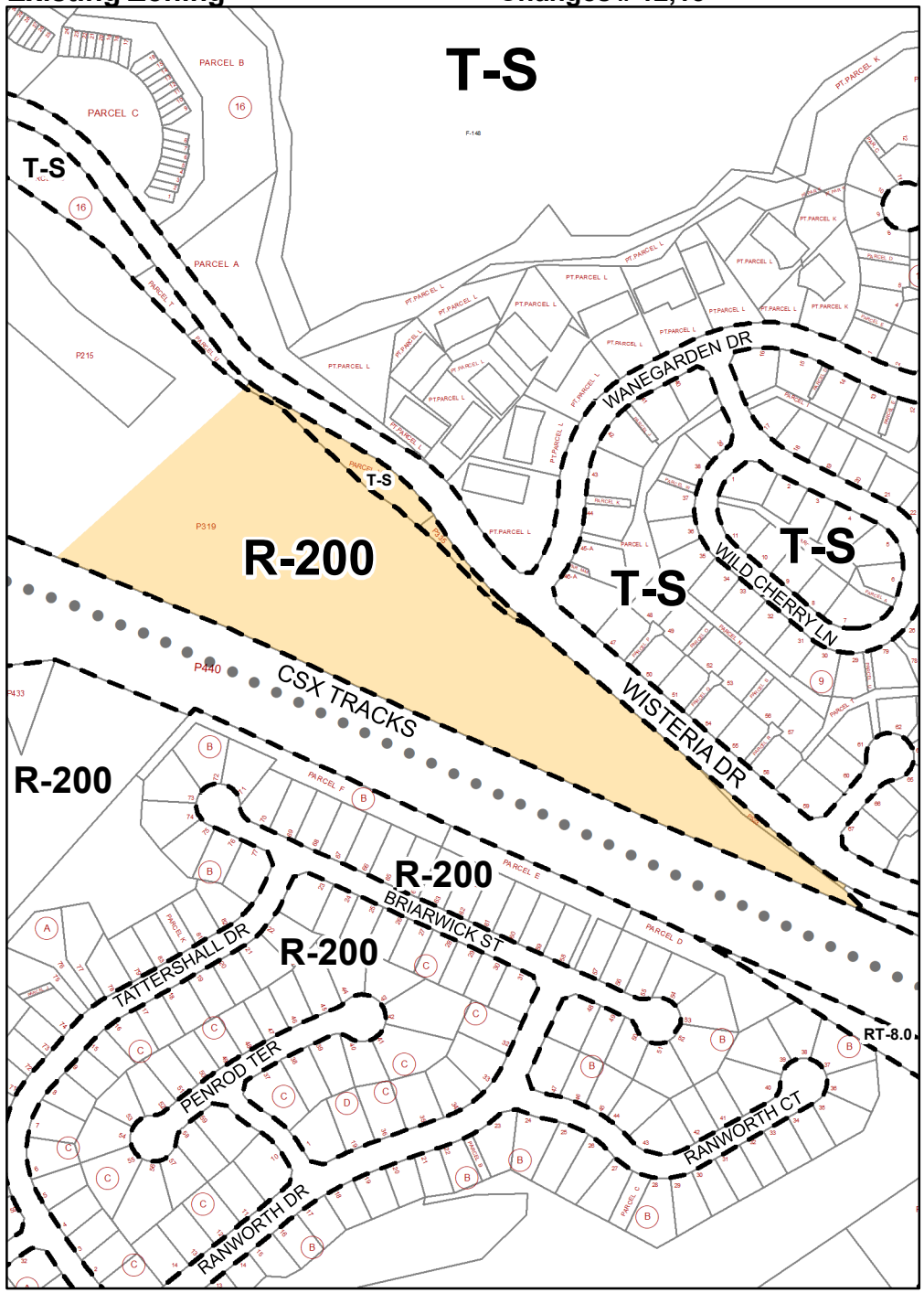
Master Plan Boundary *Proposed Overlay Zone* 1 in = 1,200 ft

Attachment 1 - Map 10

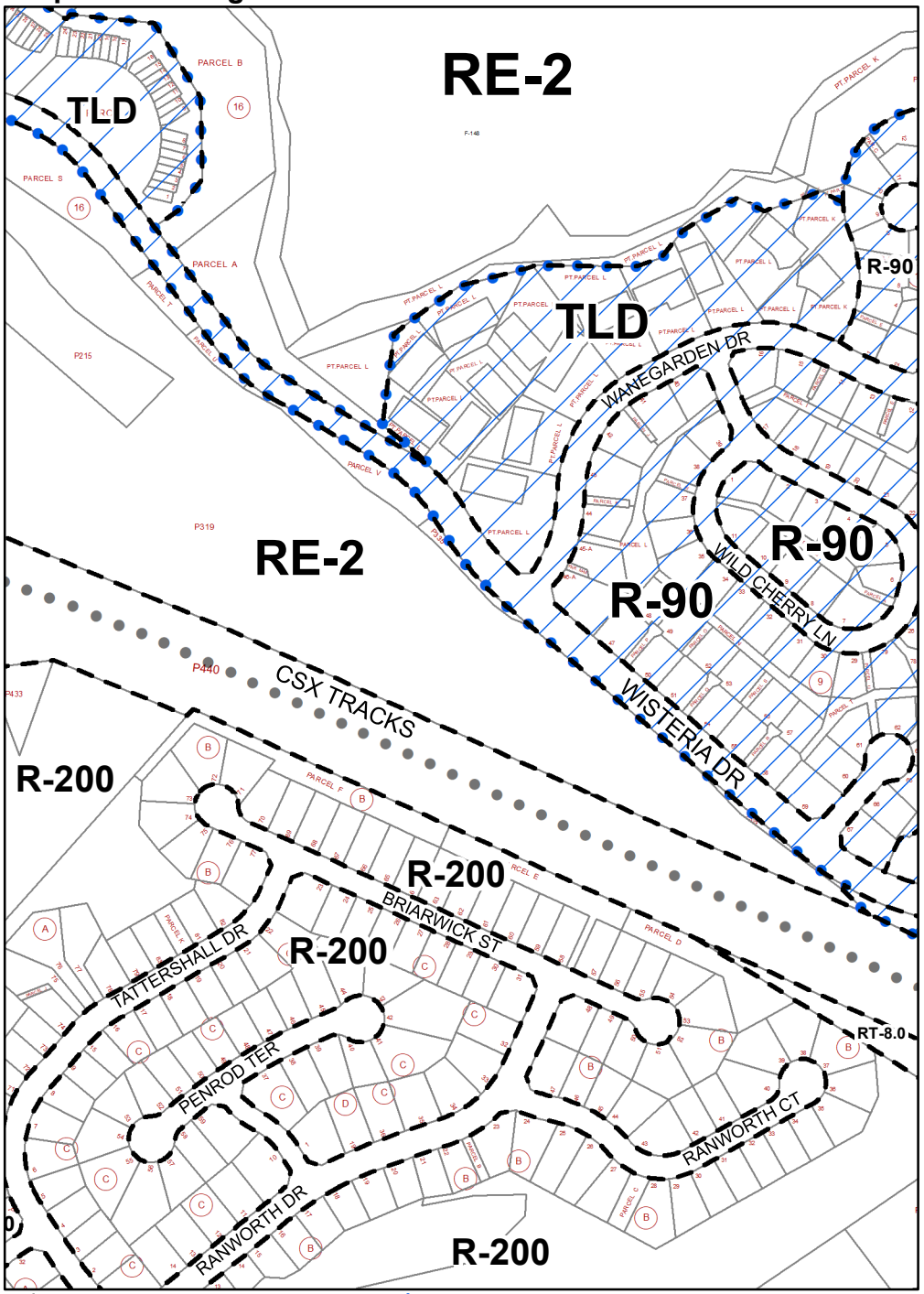
Resolution No. 19-1020

Existing Zoning

Changes # 12,13



Proposed Zoning



Map Grid: 227NW14

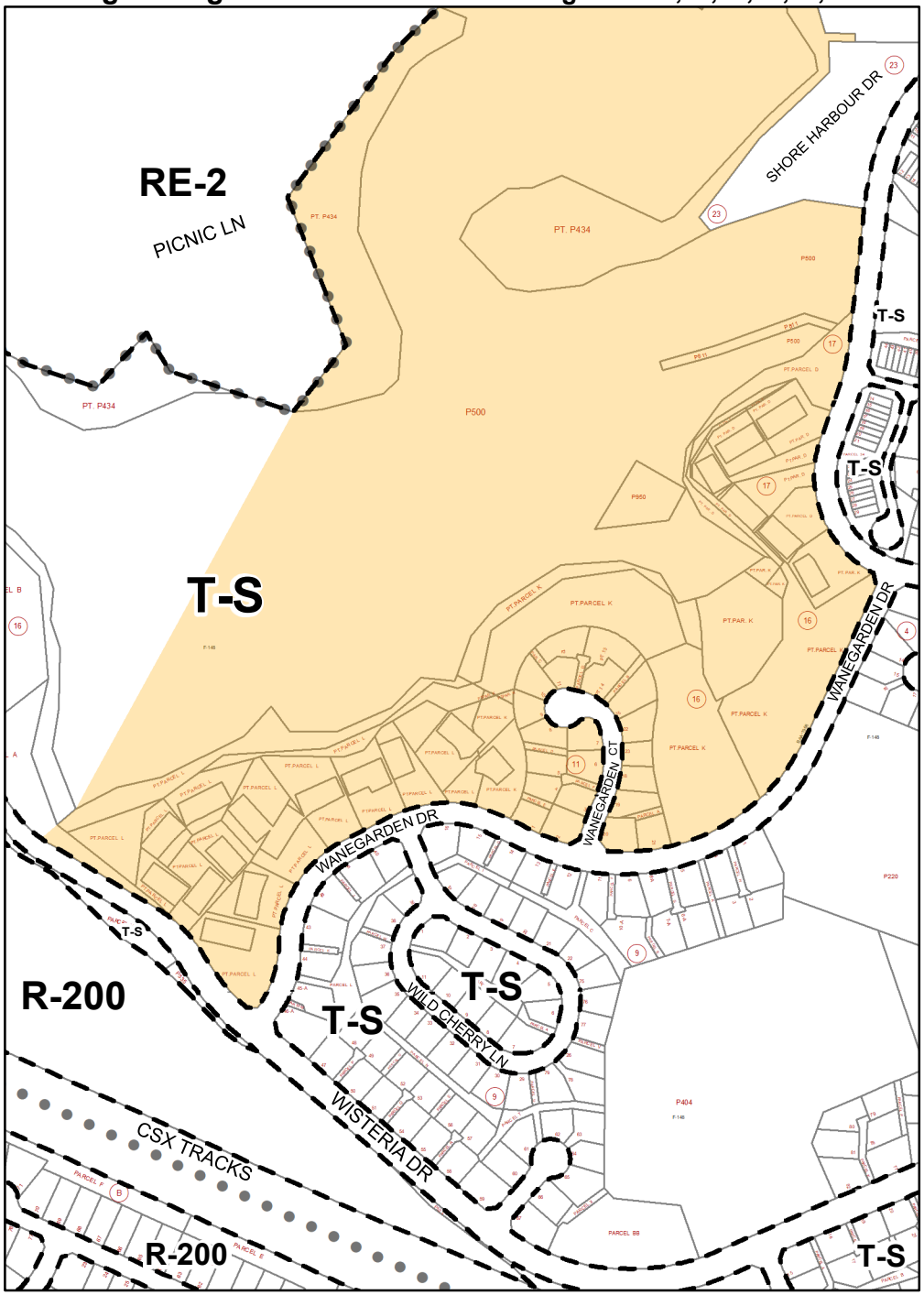
Master Plan Boundary *Proposed Overlay Zone* 1 in = 450 ft

Attachment 1 - Map 11

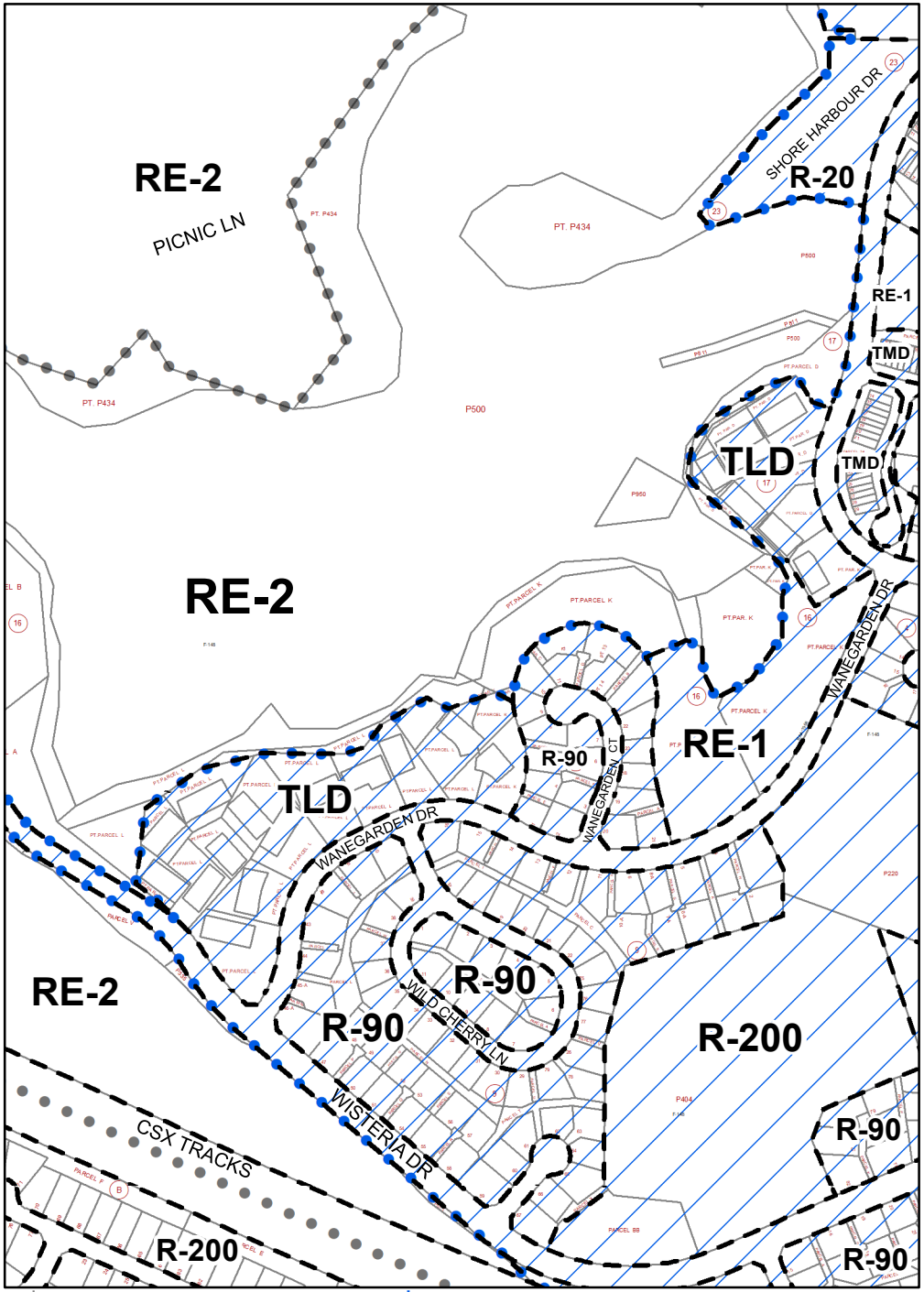
Resolution No. 19-1020

Existing Zoning

Changes # 14,15,16,19,26,47



Proposed Zoning



Map Grids: 227NW13, 227NW14, 228NW13, 228NW14

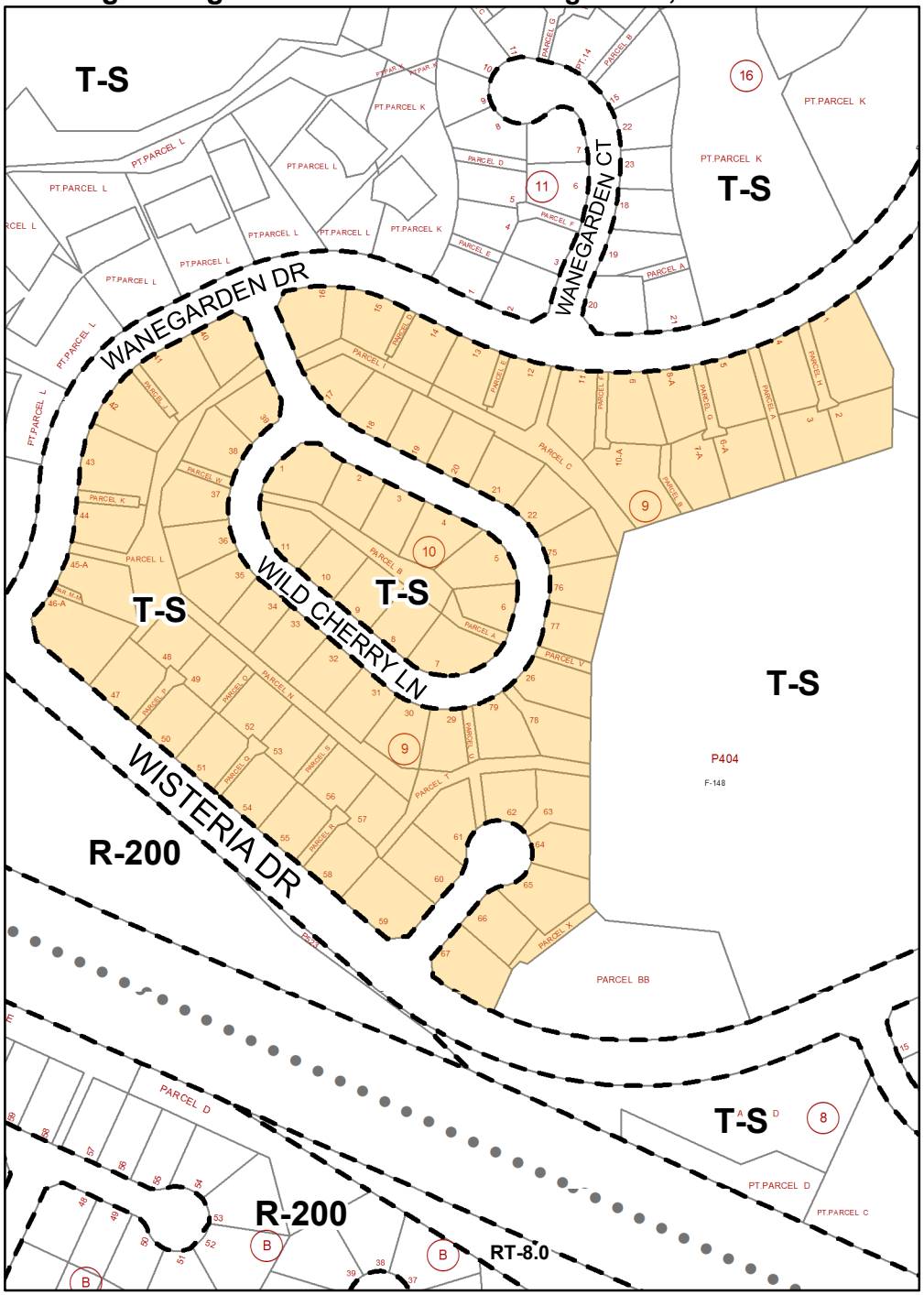
Master Plan Boundary *Proposed Overlay Zone* 1 in = 550 ft

Attachment 1 - Map 12

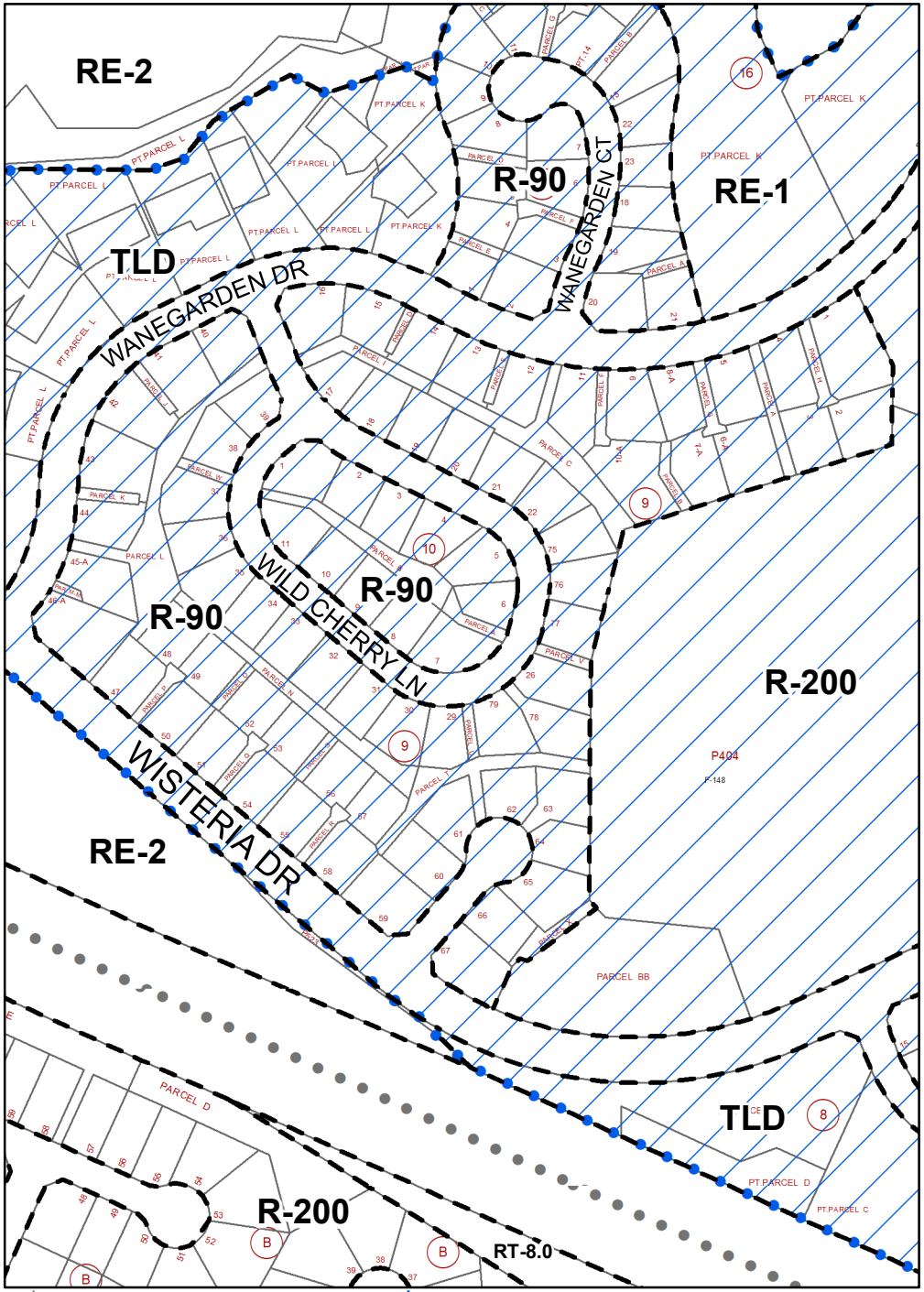
Resolution No. 19-1020

Existing Zoning

Changes # 17, 18



Proposed Zoning



Map Grid: 227NW14

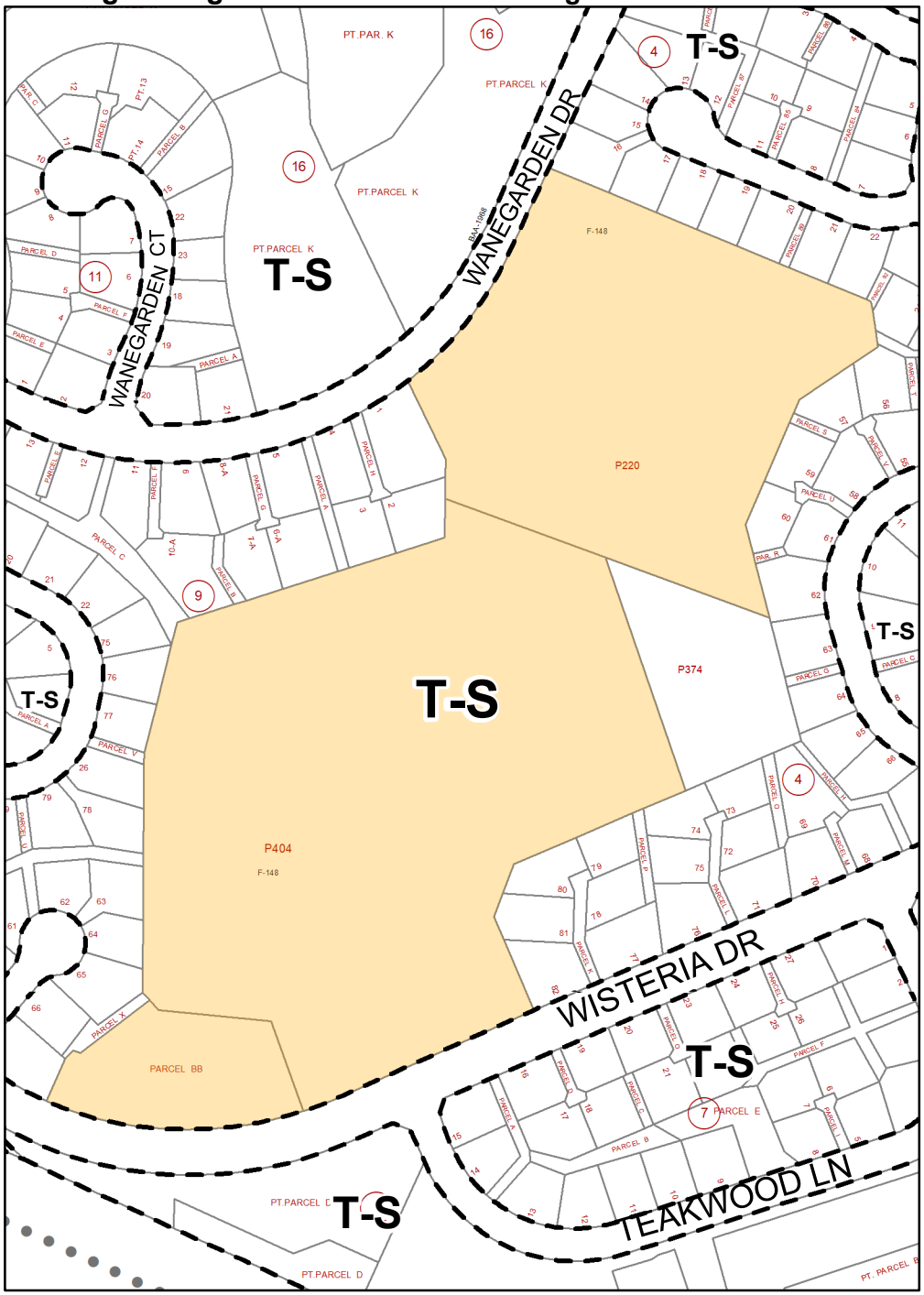
Master Plan Boundary *Proposed Overlay Zone* 1 in = 325 ft

Attachment 1 - Map 13

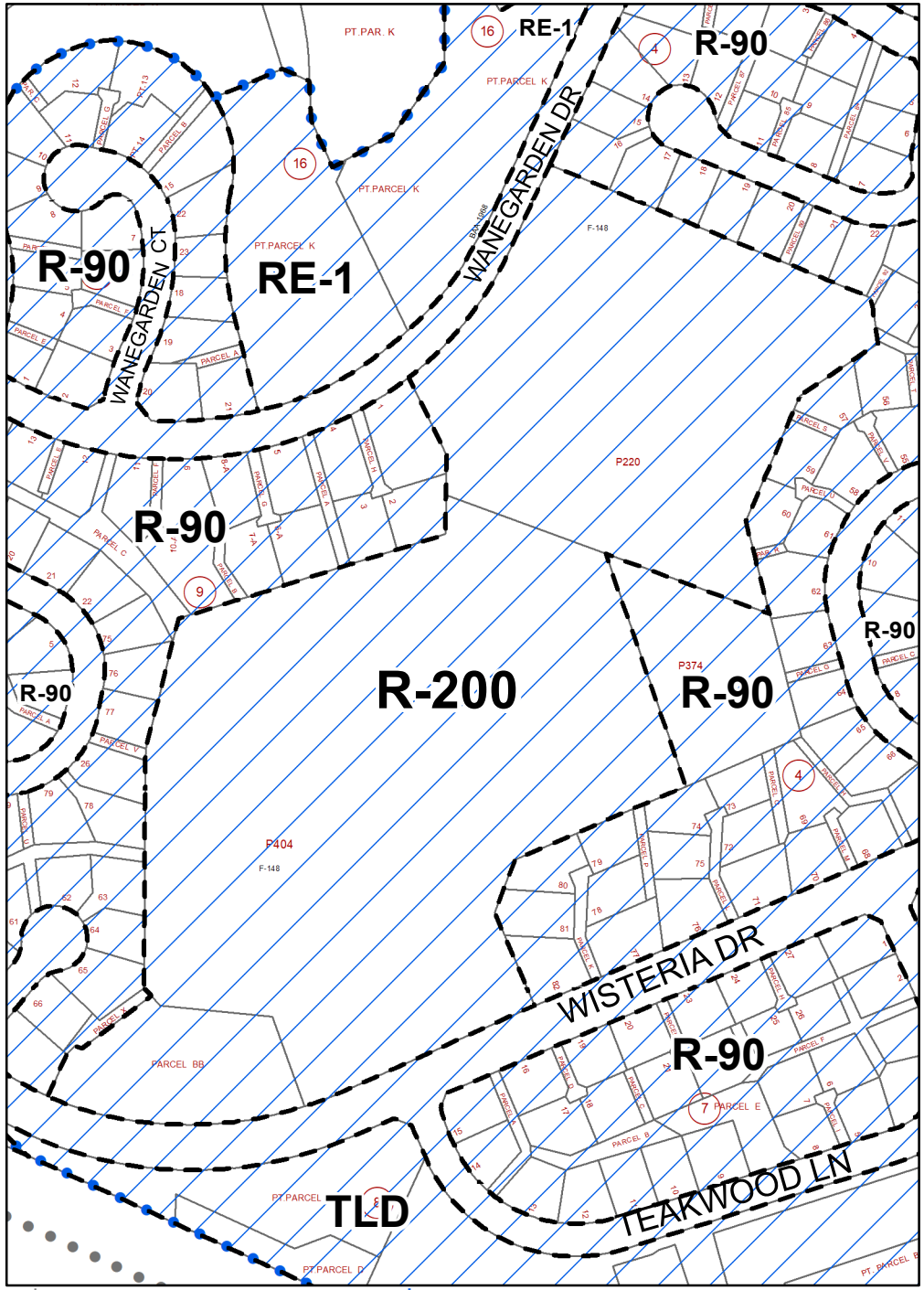
Resolution No. 19-1020

Existing Zoning

Change # 25



Proposed Zoning



Map Grids: 227NW13, 227NW14

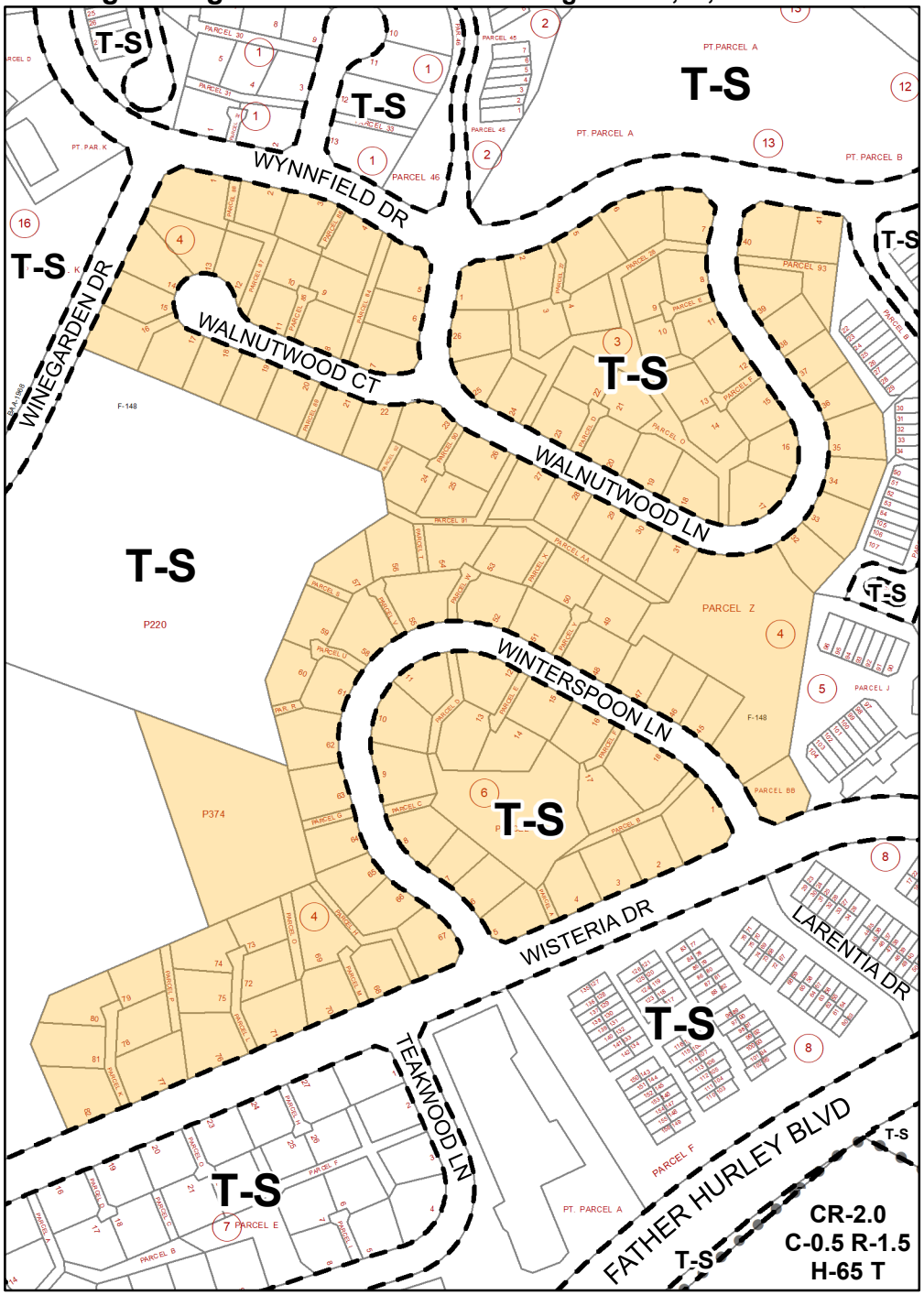
Master Plan Boundary *Proposed Overlay Zone* 1 in = 325 ft

Attachment 1 - Map 14

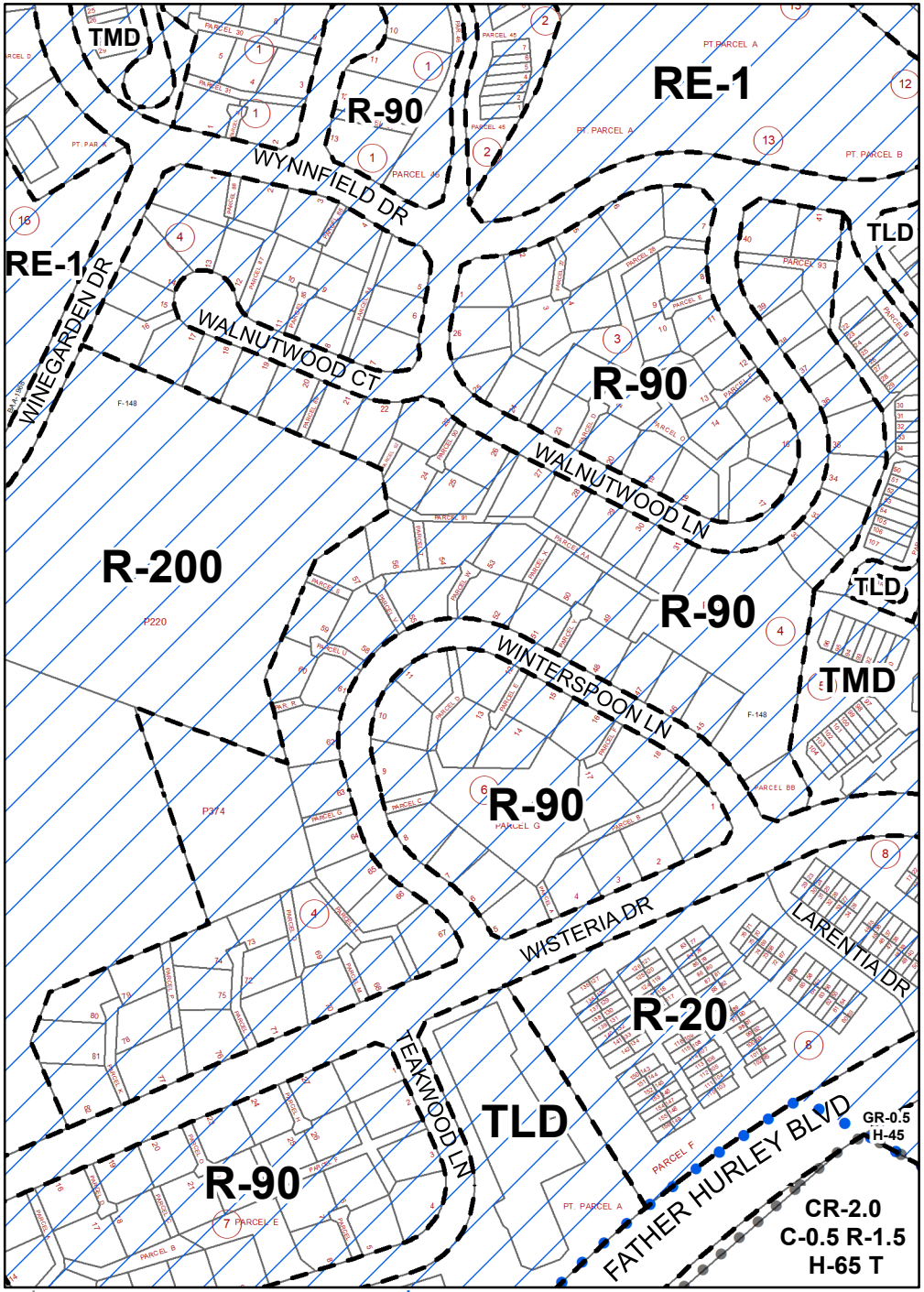
Resolution No. 19-1020

Existing Zoning

Changes # 21,22,23



Proposed Zoning



Map Grid: 227NW13

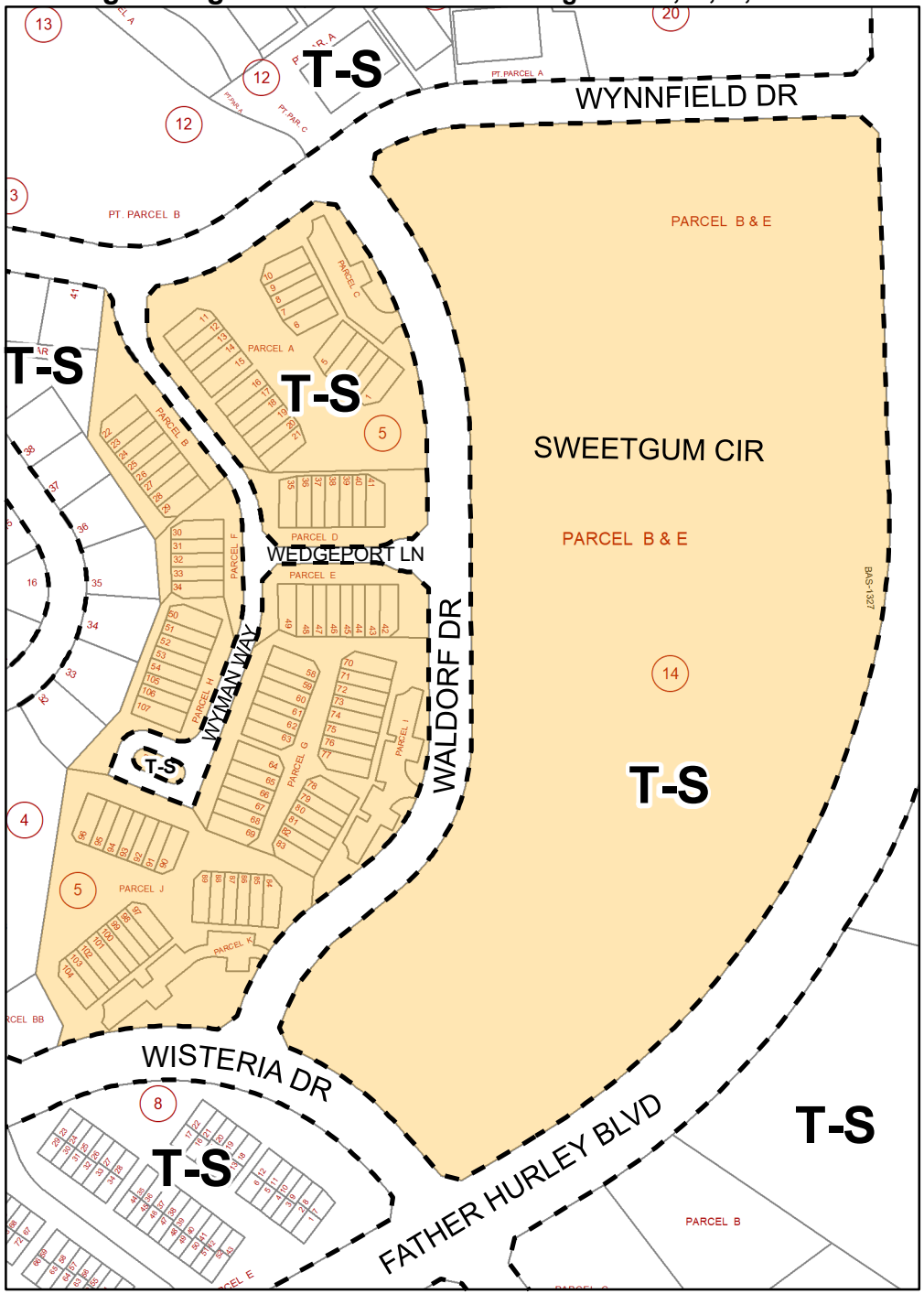
Master Plan Boundary *Proposed Overlay Zone* 1 in = 350 ft

Attachment 1 - Map 15

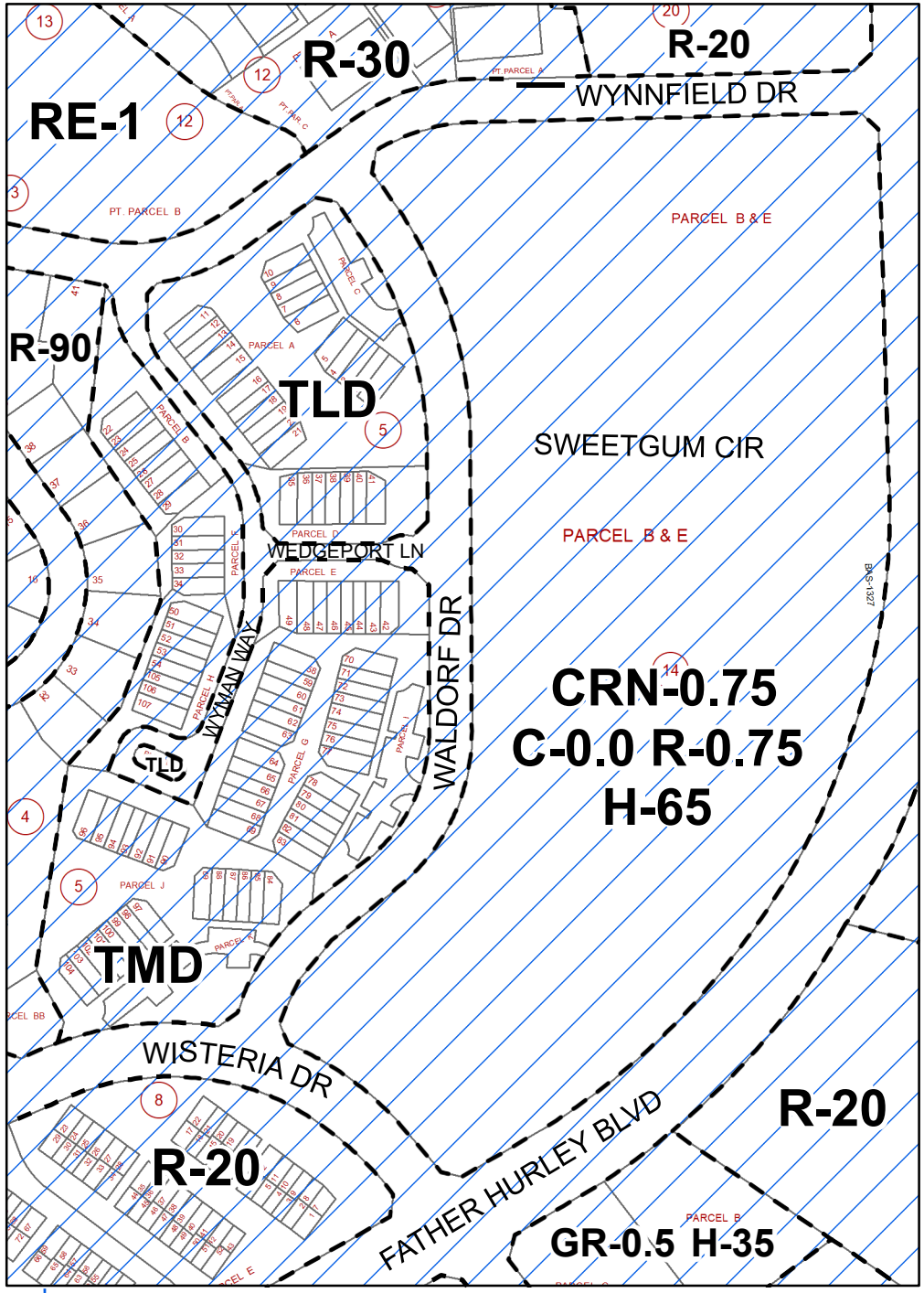
Resolution No. 19-1020

Existing Zoning

Changes # 31,34,35,40



Proposed Zoning



Map Grids: 227NW13, 228NW13

Proposed Overlay Zone

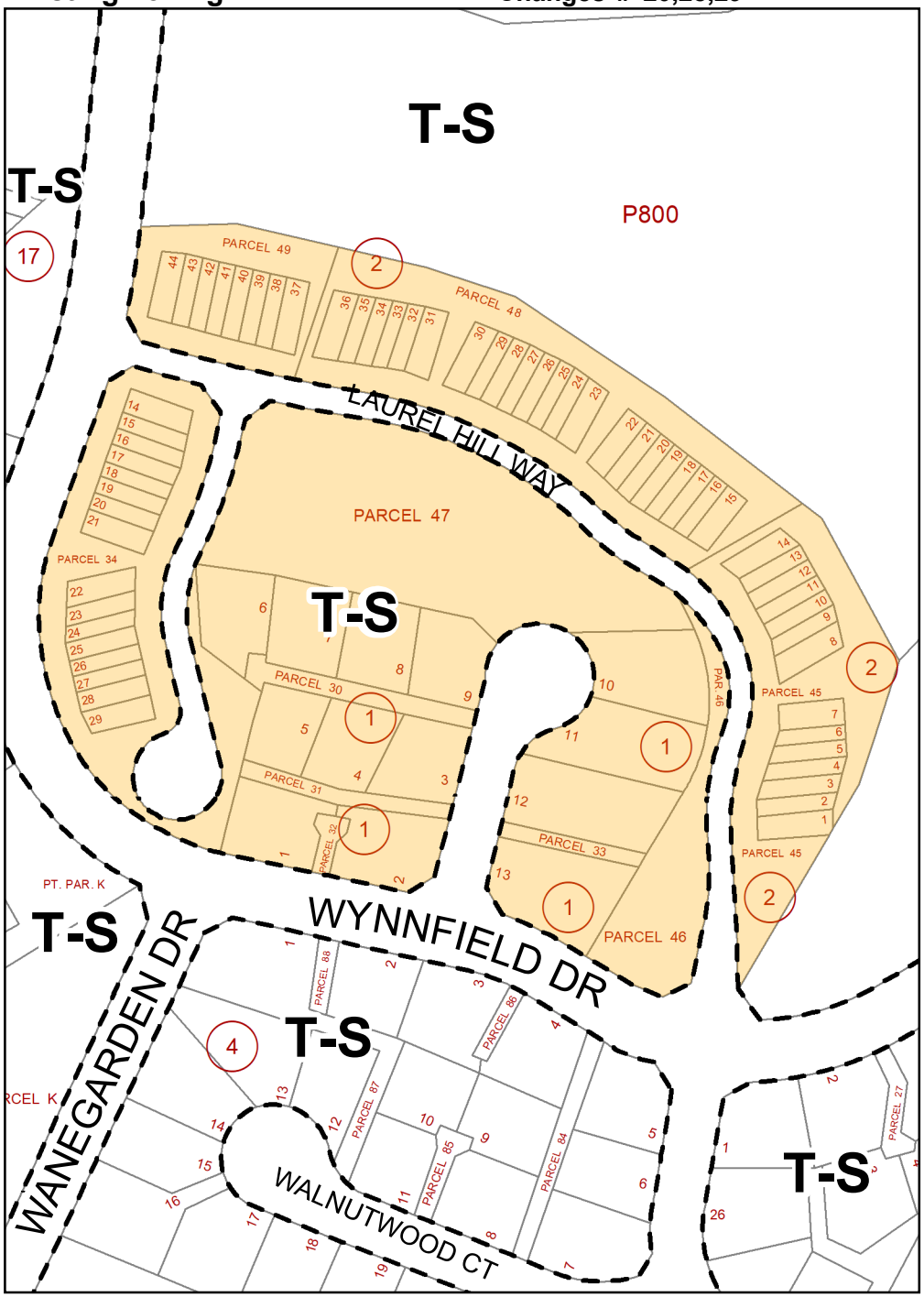
1 in = 275 ft

Attachment 1 - Map 16

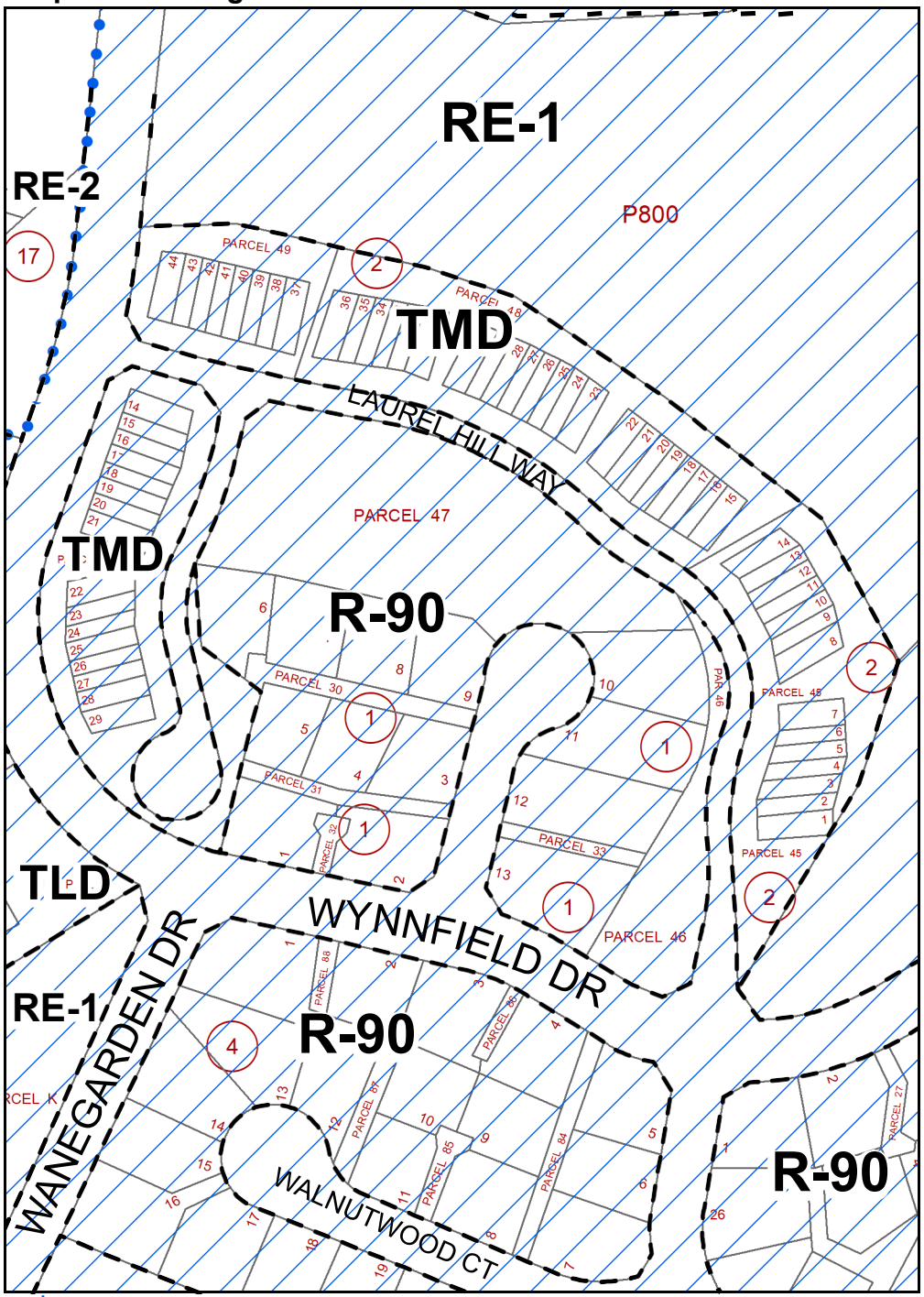
Resolution No. 19-1020

Existing Zoning

Changes # 20,28,29



Proposed Zoning



Map Grids: 227NW13, 228NW13

Proposed Overlay Zone

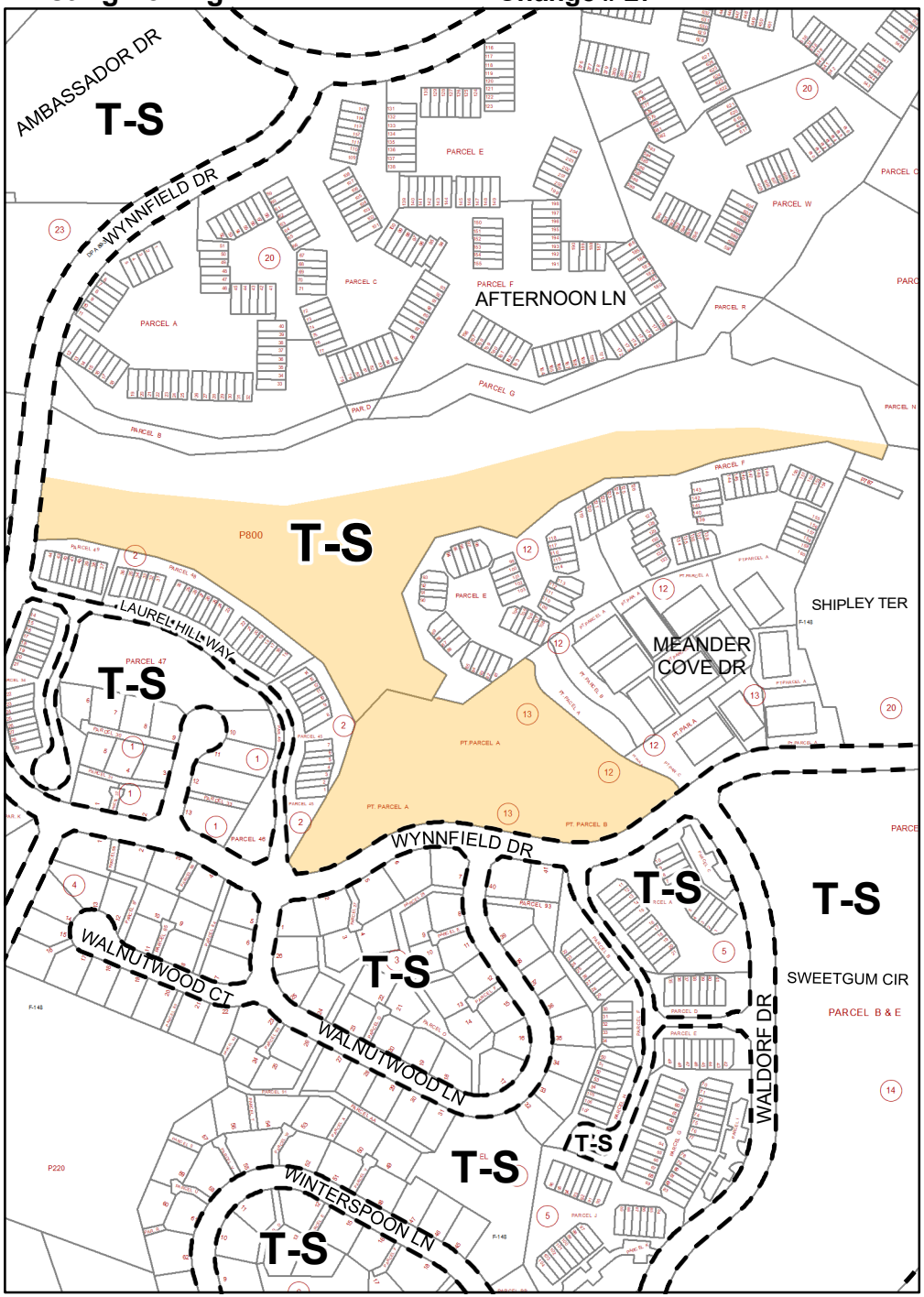
1 in = 200 ft

Attachment 1 - Map 17

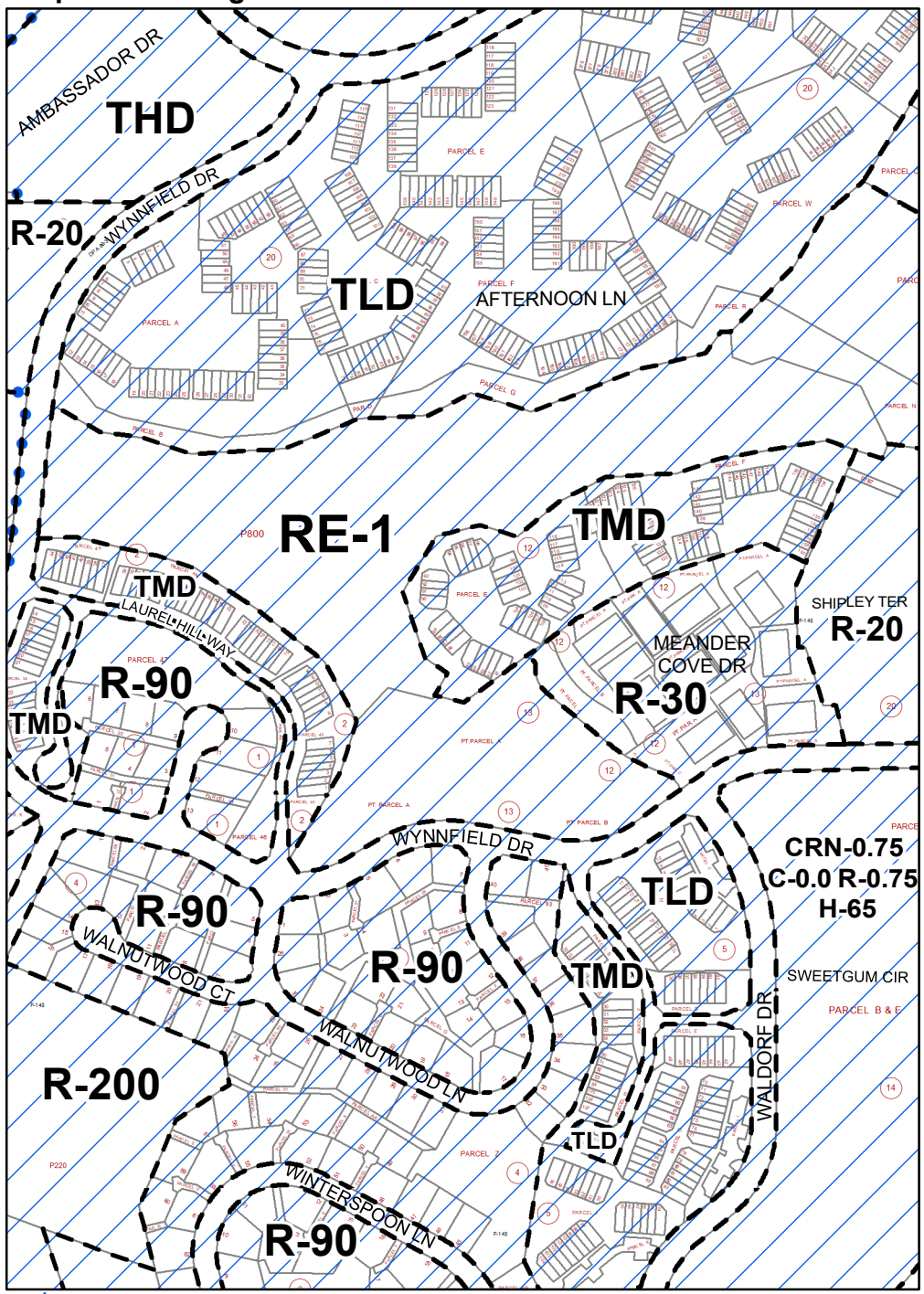
Resolution No. 19-1020

Existing Zoning

Change # 27



Proposed Zoning



Map Grids: 227NW13, 228NW13

Proposed Overlay Zone

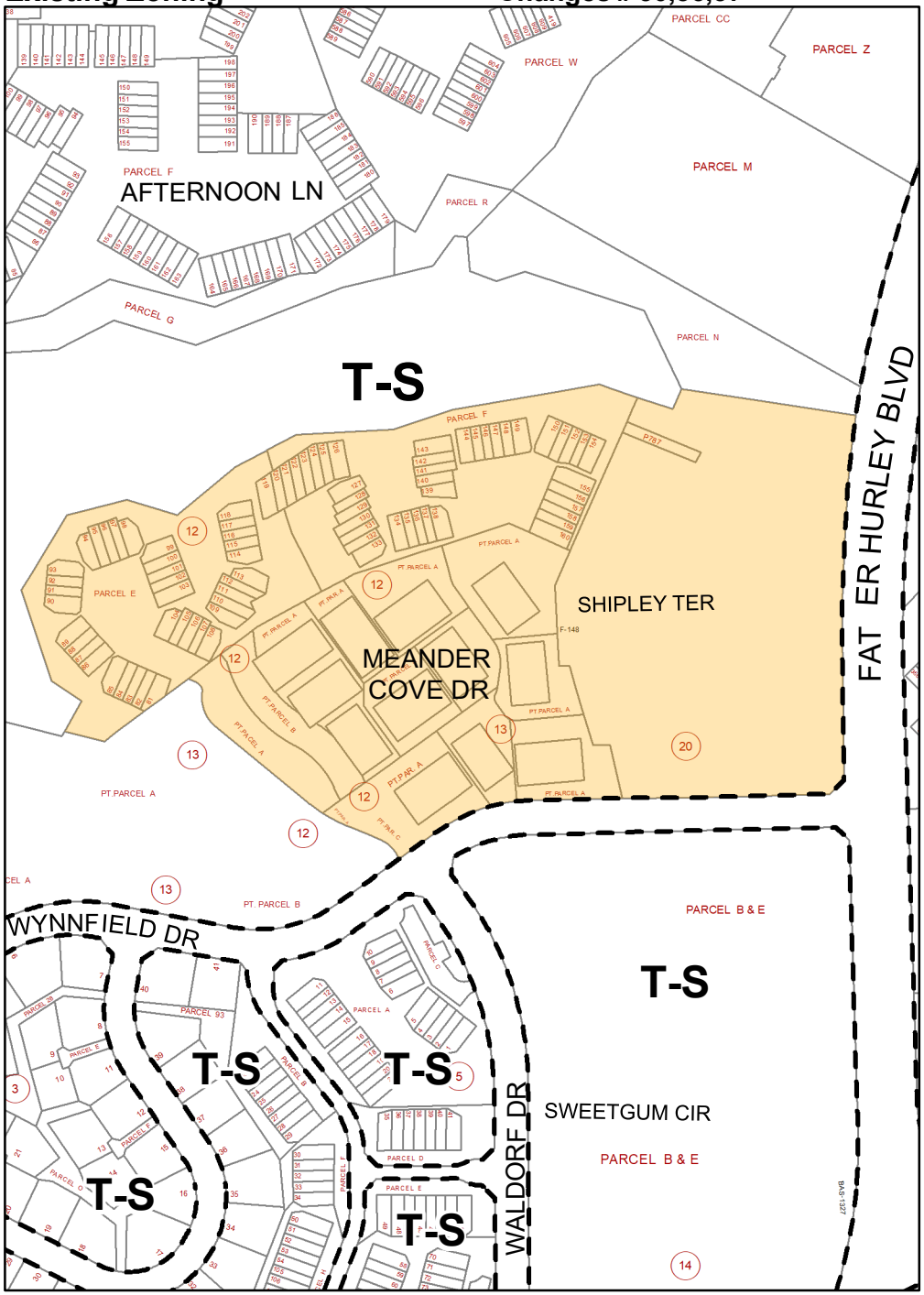
1 in = 475 ft

Attachment 1 - Map 18

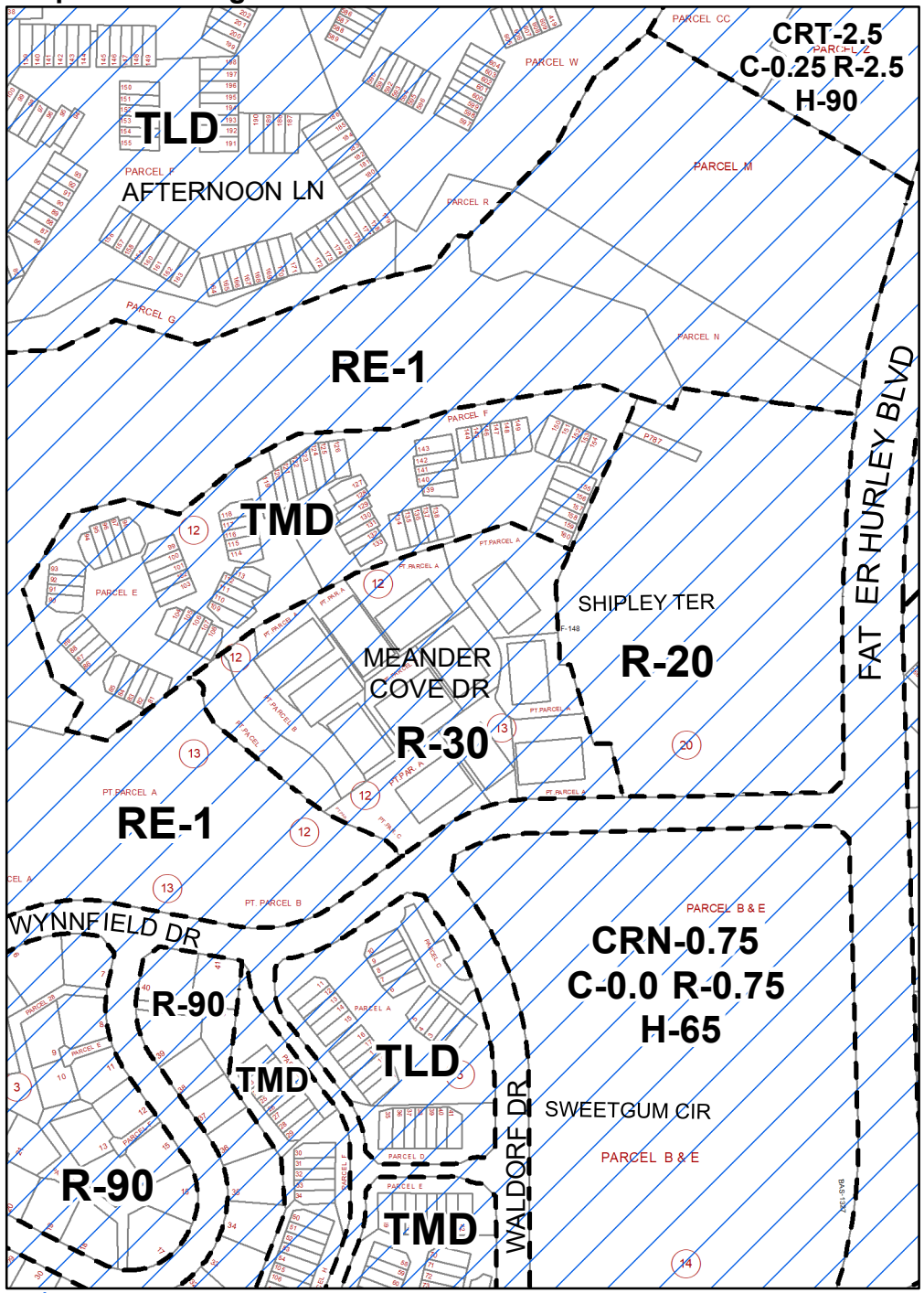
Resolution No. 19-1020

Existing Zoning

Changes # 30,36,37



Proposed Zoning



Map Grids: 227NW13, 228NW13

Proposed Overlay Zone

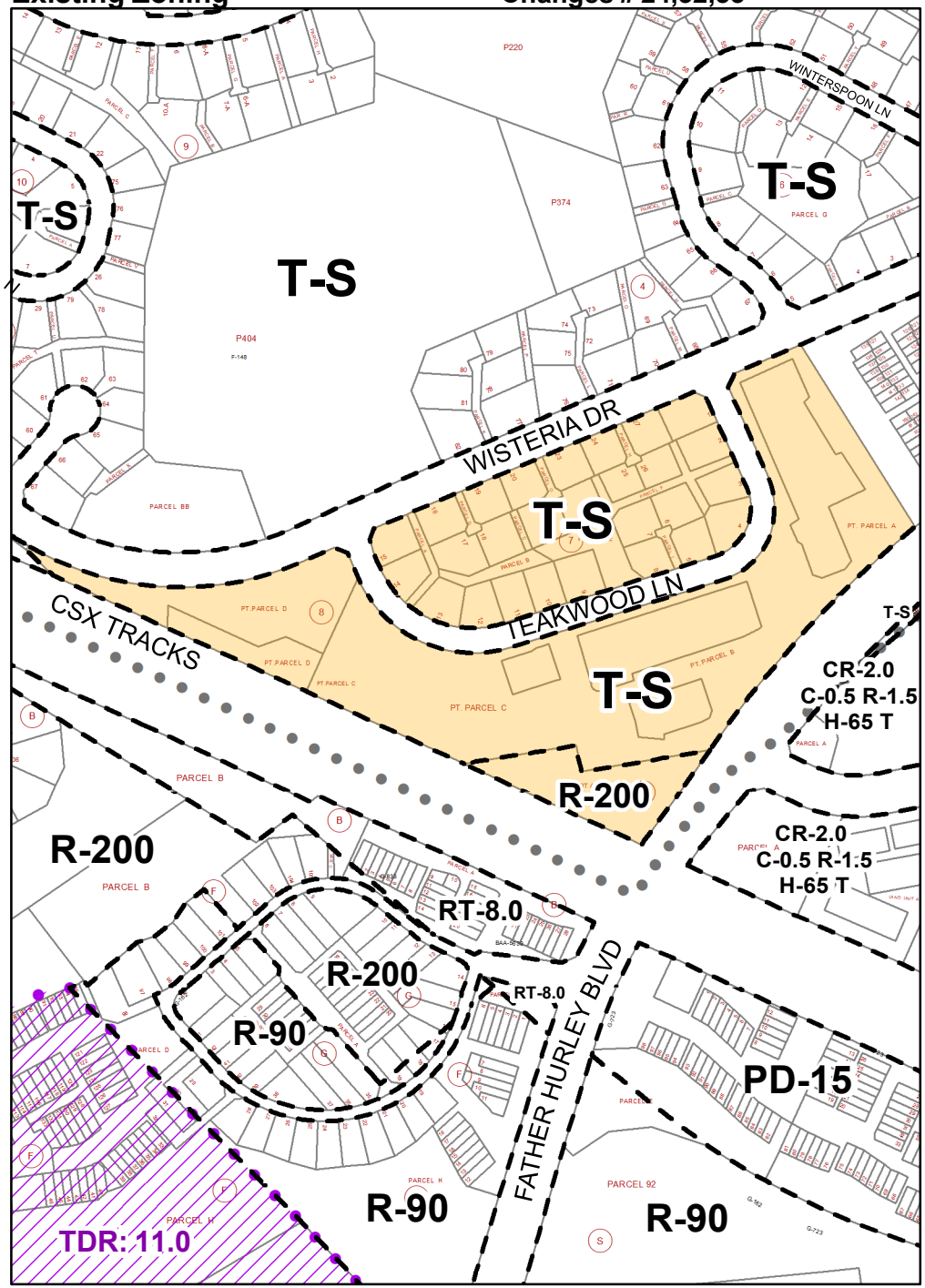
1 in = 350 ft

Attachment 1 - Map 19

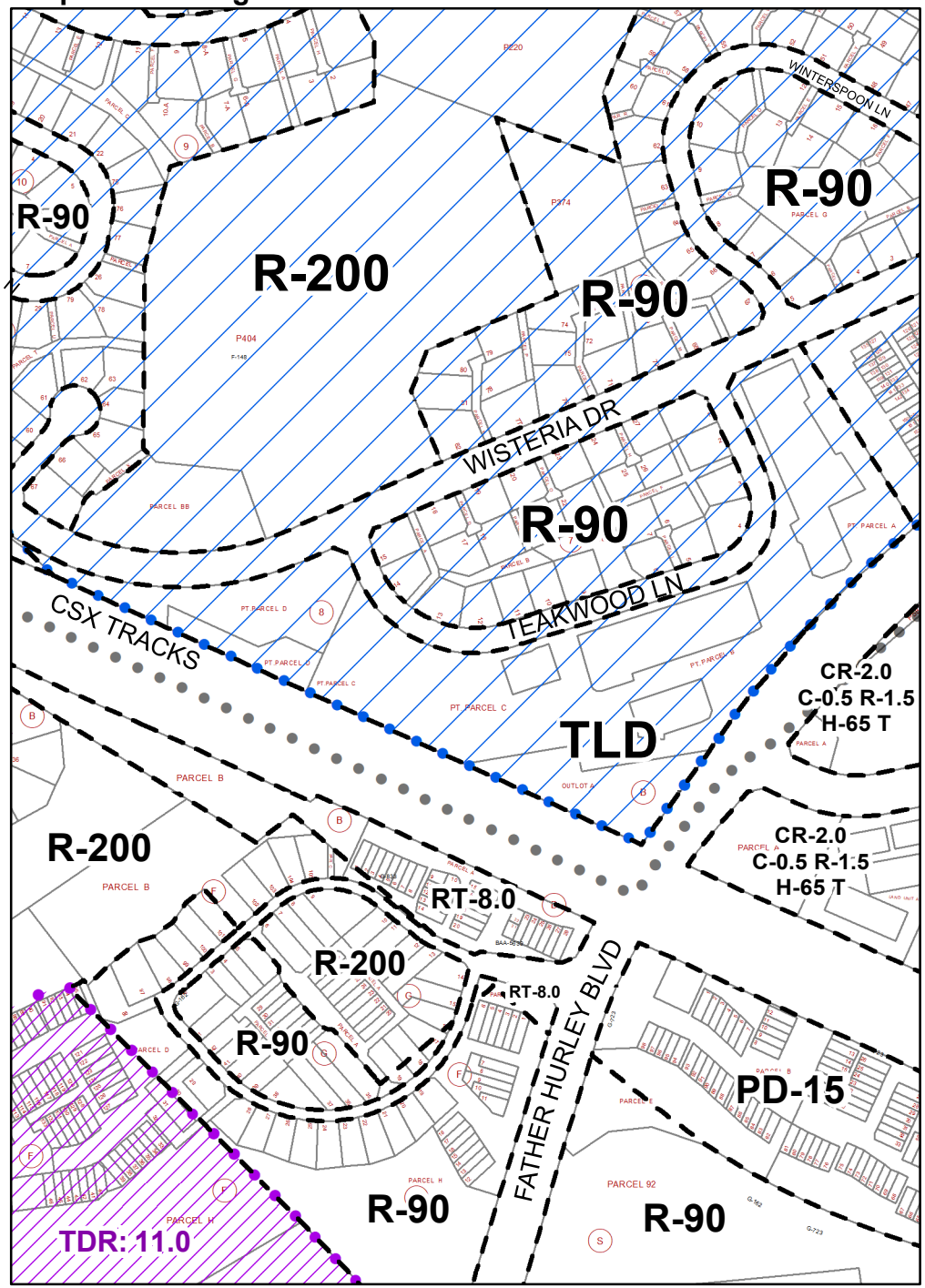
Resolution No. 19-1020

Existing Zoning

Changes # 24,32,33



Proposed Zoning



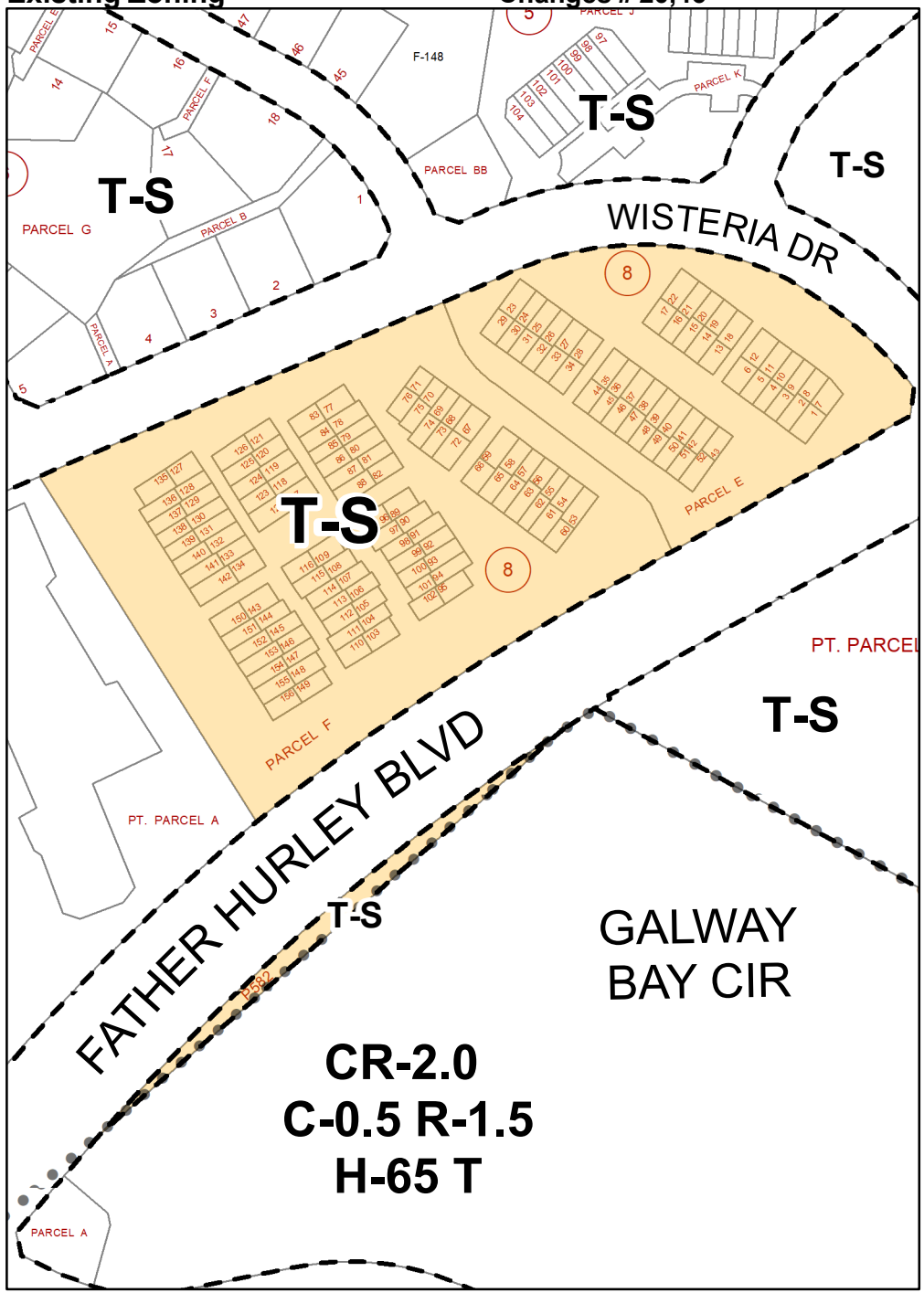
Map Grids: 227NW13, 227NW14

Master Plan Boundary *Proposed Overlay Zone* 1 in = 425 ft

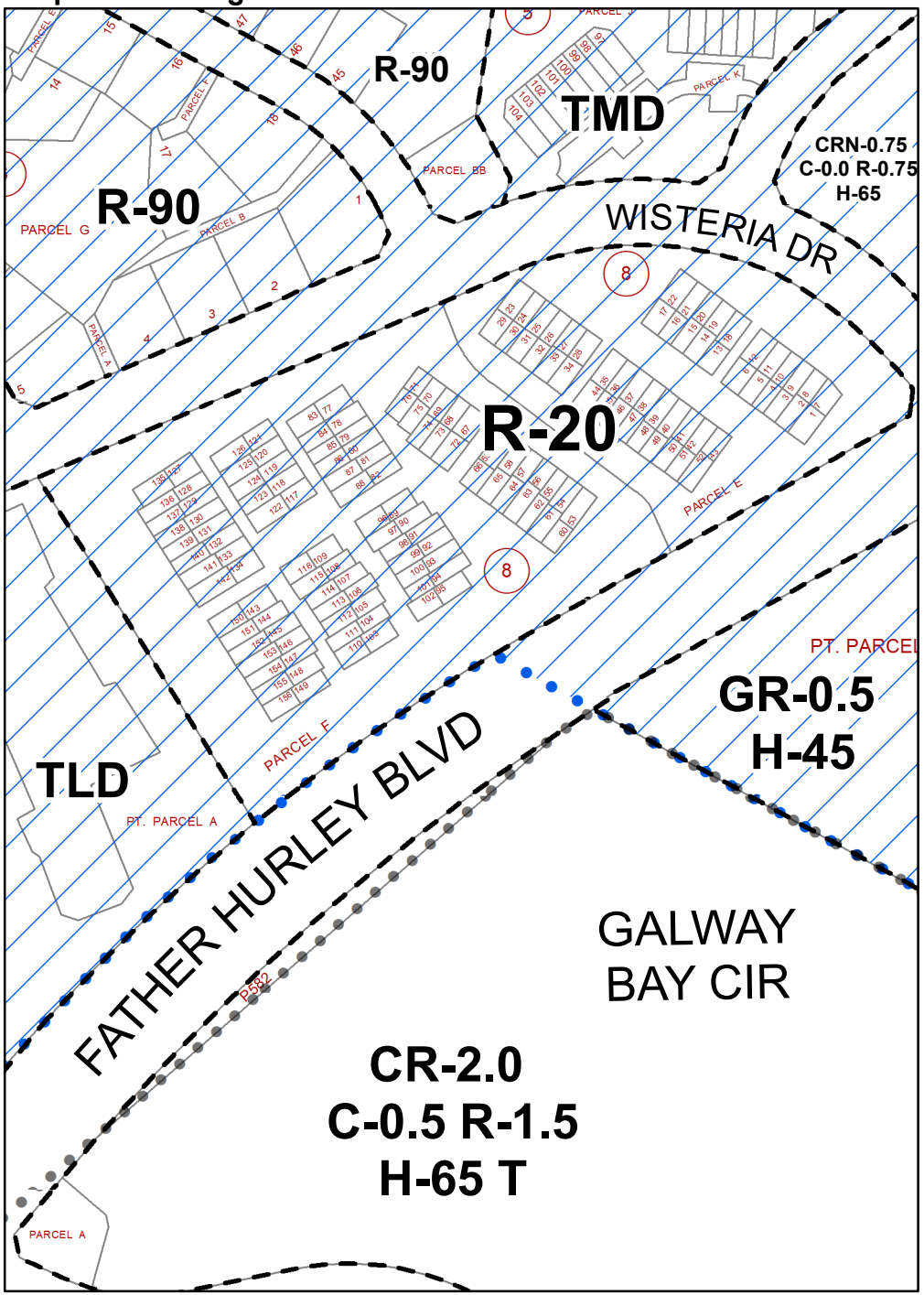
Attachment 1 - Map 20

Resolution No. 19-1020

Existing Zoning **Changes # 20,46**



Proposed Zoning



Map Grid: 227NW13

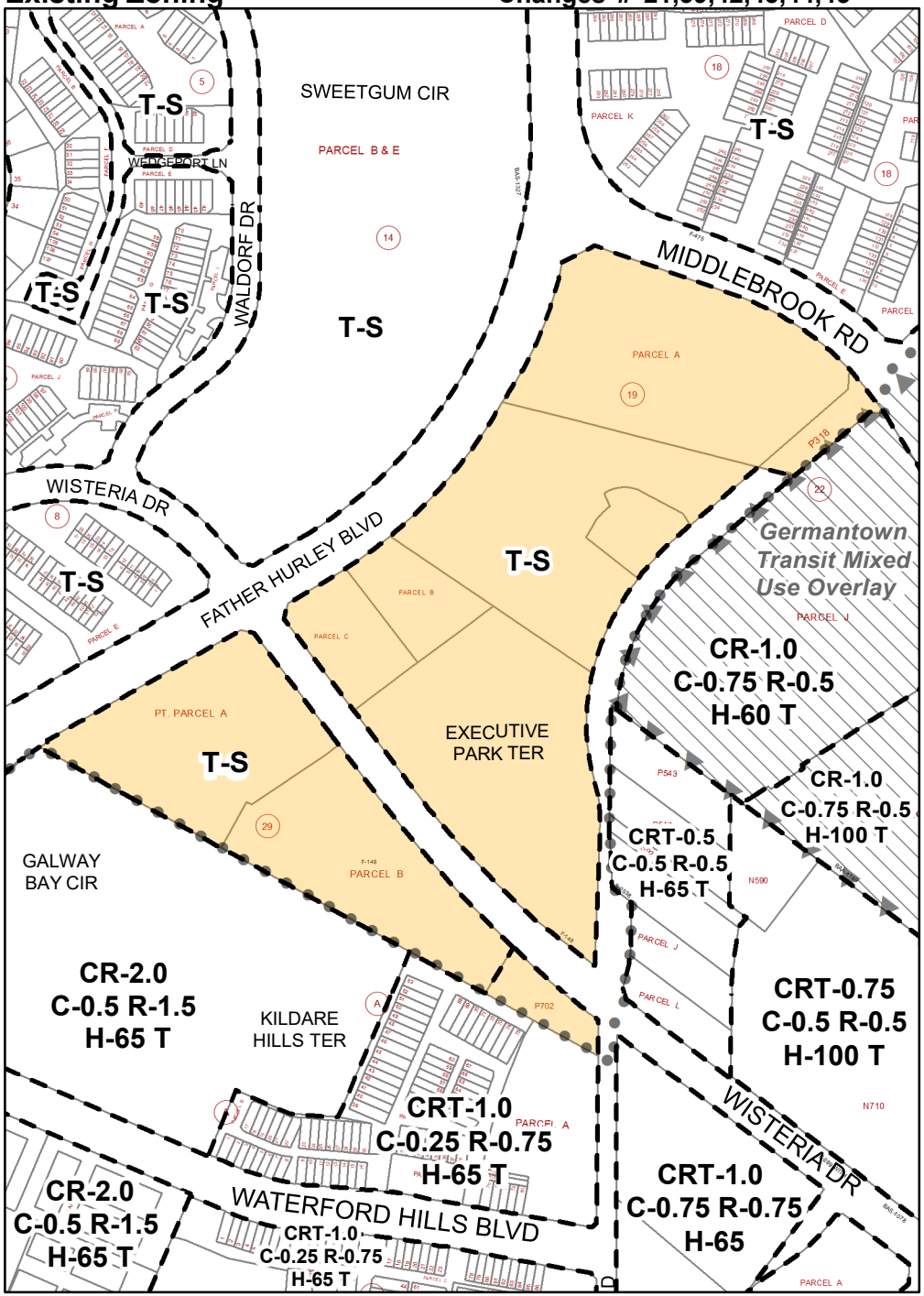
Master Plan Boundary *Proposed Overlay Zone* 1 in = 225 ft

Attachment 1 - Map 21

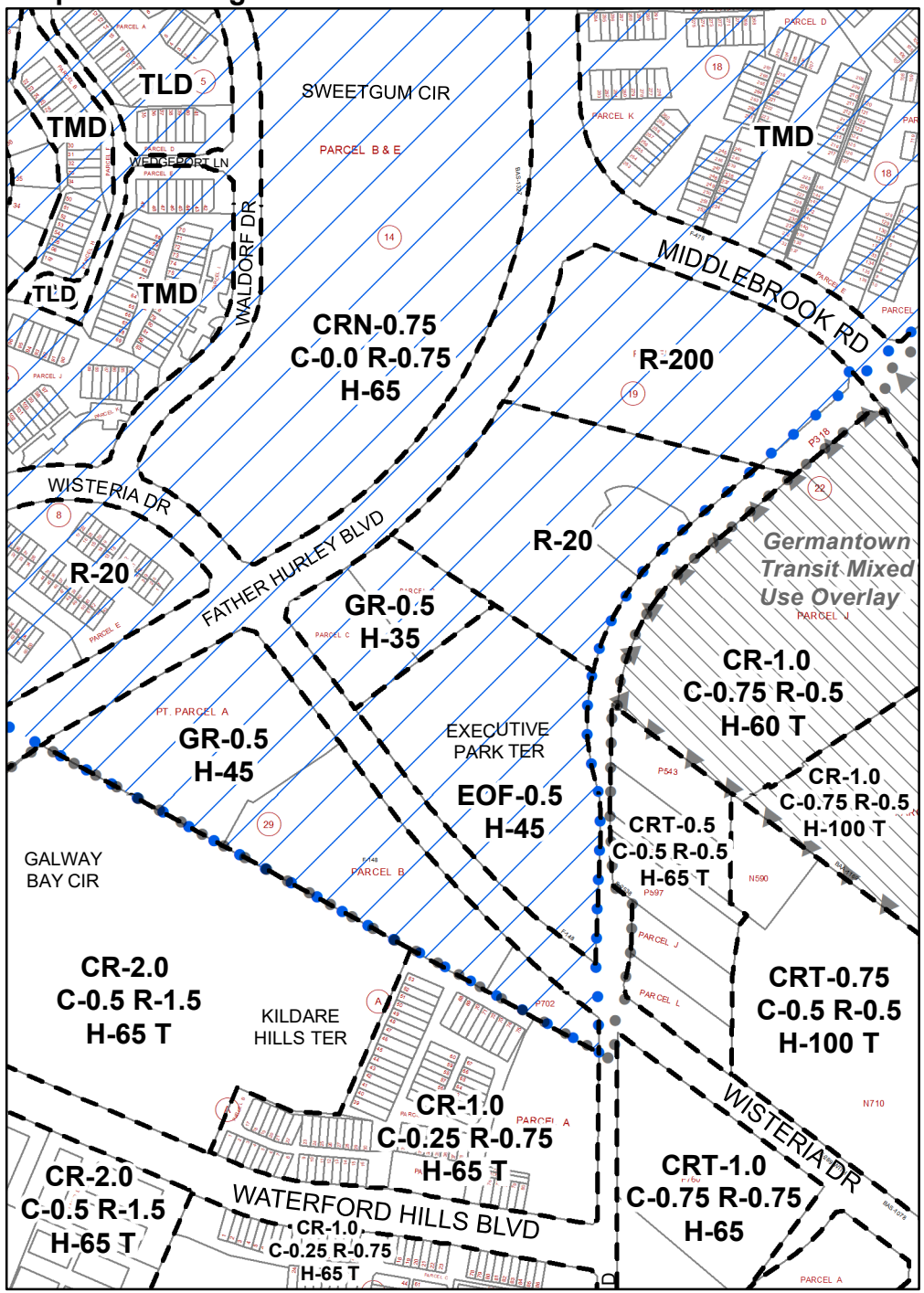
Resolution No. 19-1020

Existing Zoning

Changes # 21,39,42,43,44,45



Proposed Zoning



Map Grid: 227NW13

Master Plan Boundary — *Proposed Overlay Zone*

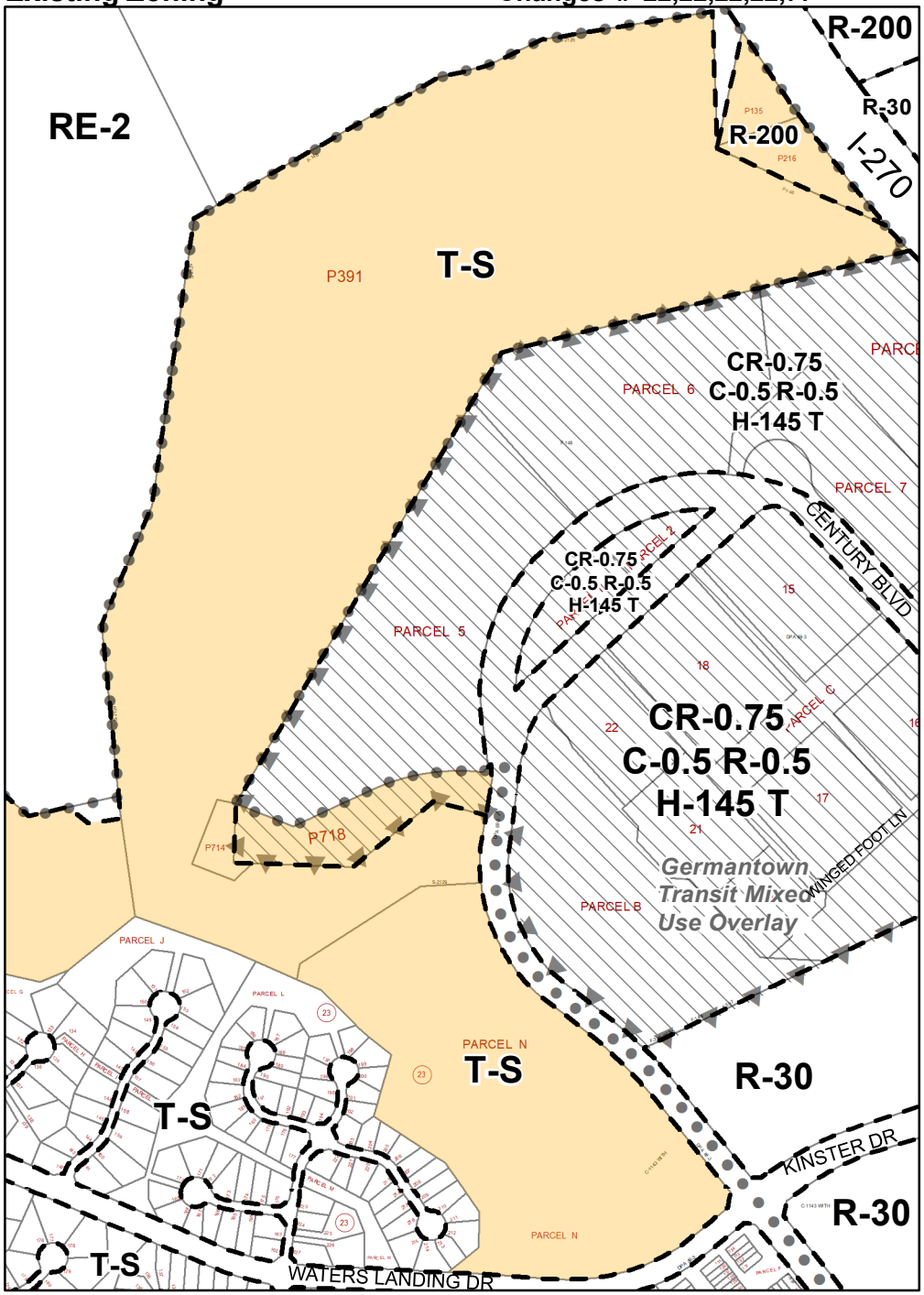
1 in = 425 ft

Attachment 1 - Map 22

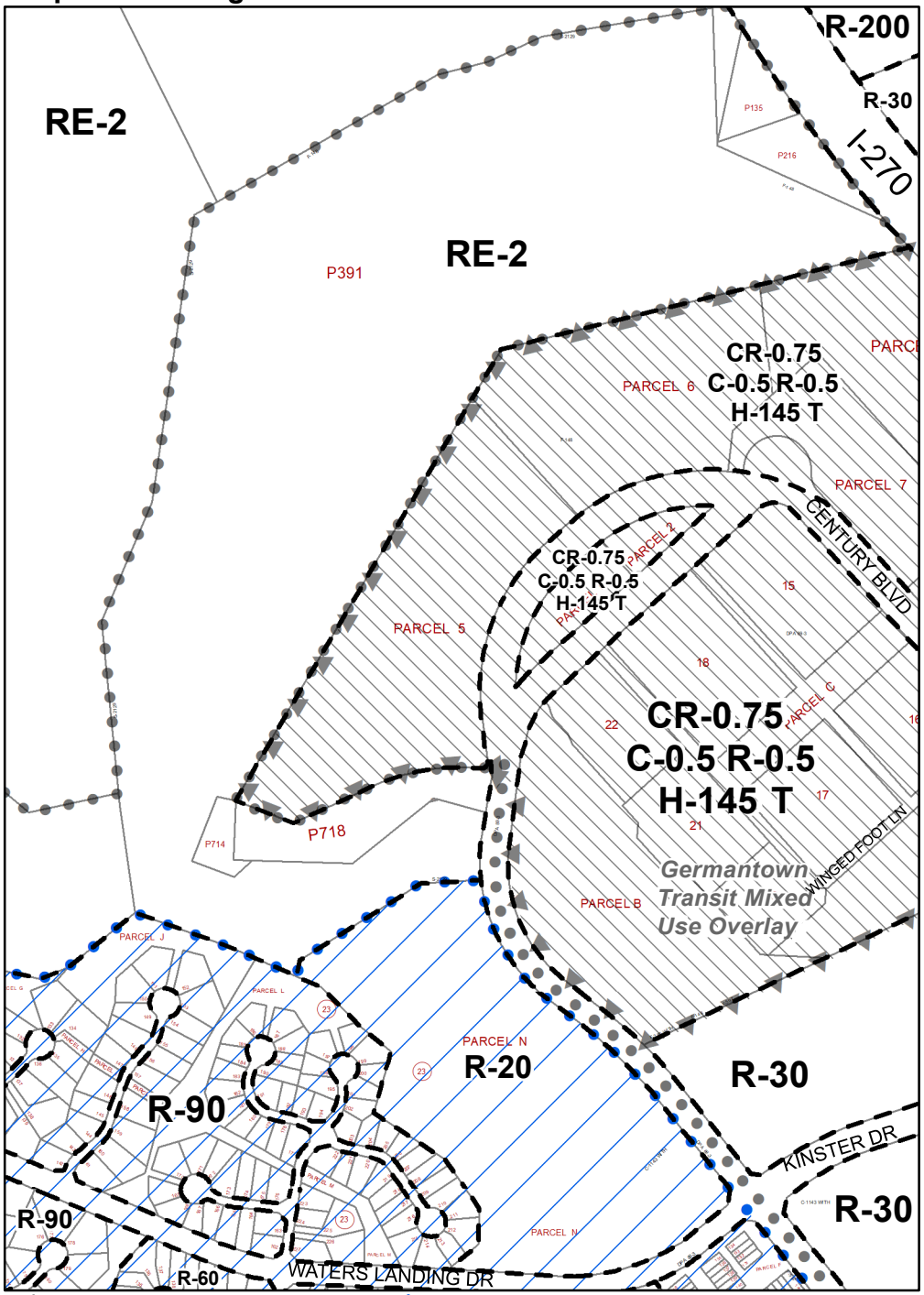
Resolution No. 19-1020

Existing Zoning

Changes # 22,22,22,22,77



Proposed Zoning



Map Grids: 228NW13, 229NW13

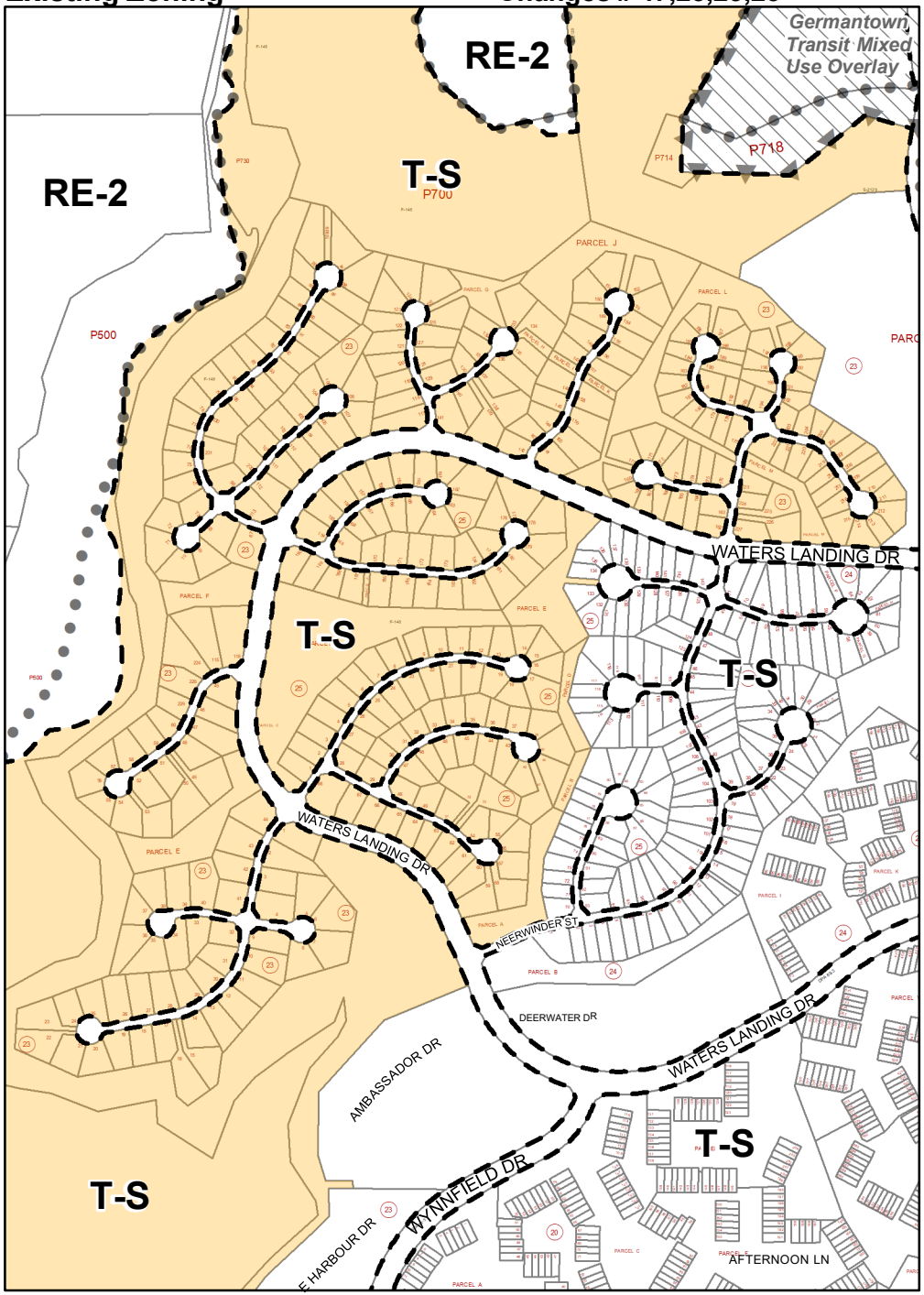
Master Plan Boundary *Proposed Overlay Zone* 1 in = 550 ft

Attachment 1 - Map 23

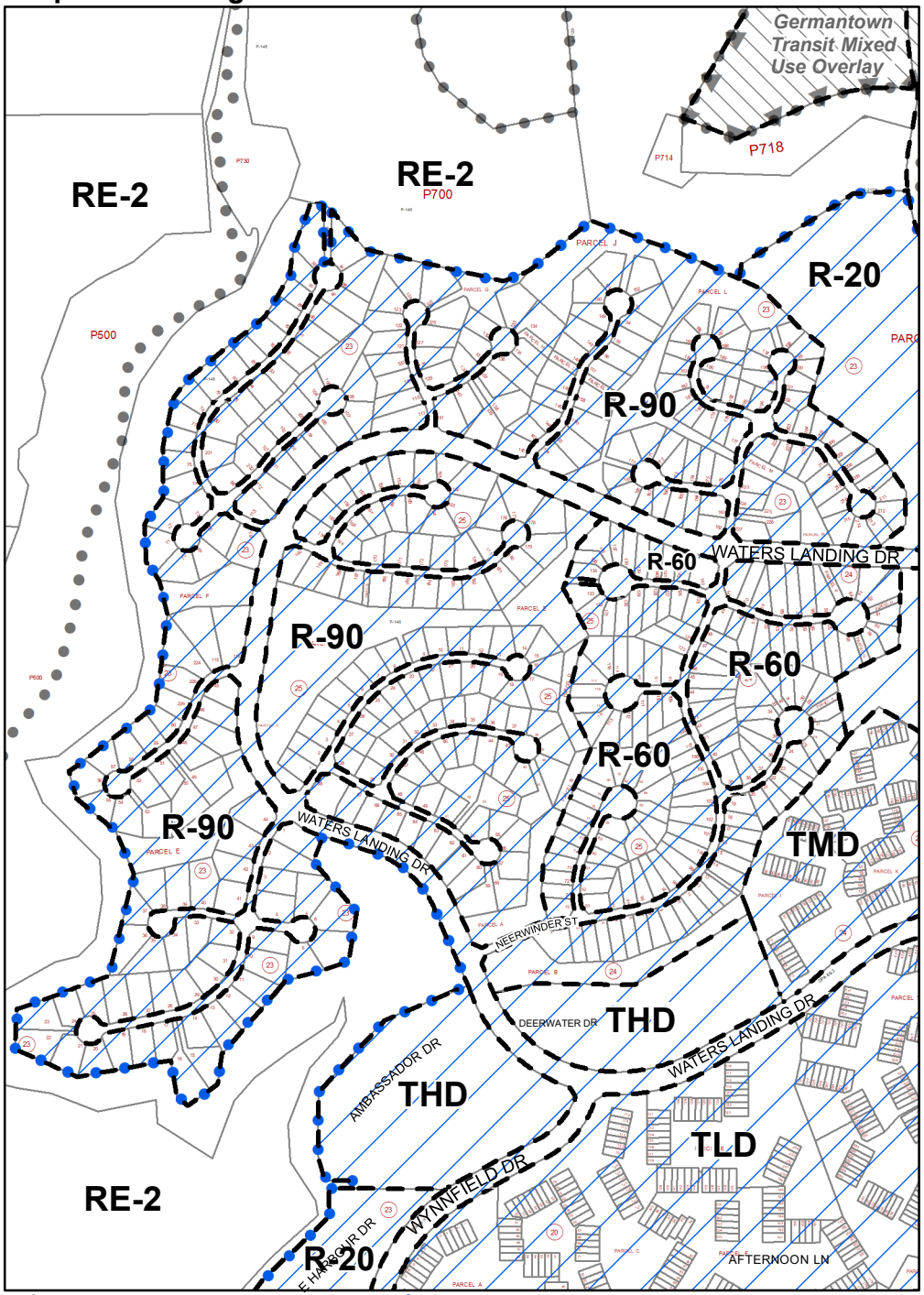
Resolution No. 19-1020

Existing Zoning

Changes # 47,23,23,23



Proposed Zoning



Map Grids: 228NW13, 228NW14, 229NW13, 229NW14

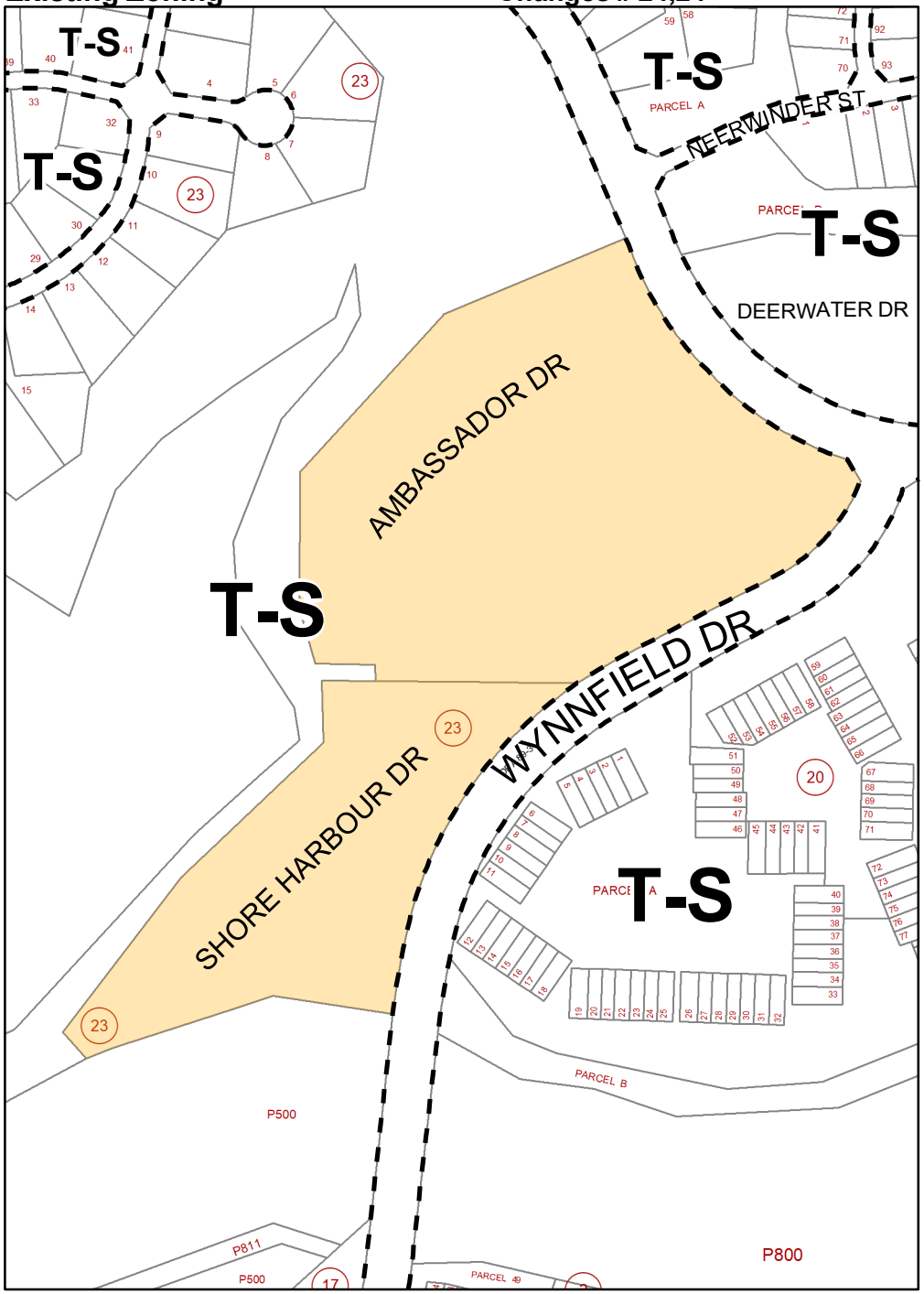
Master Plan Boundary *Proposed Overlay Zone* 1 in = 600 ft

Attachment 1 - Map 24

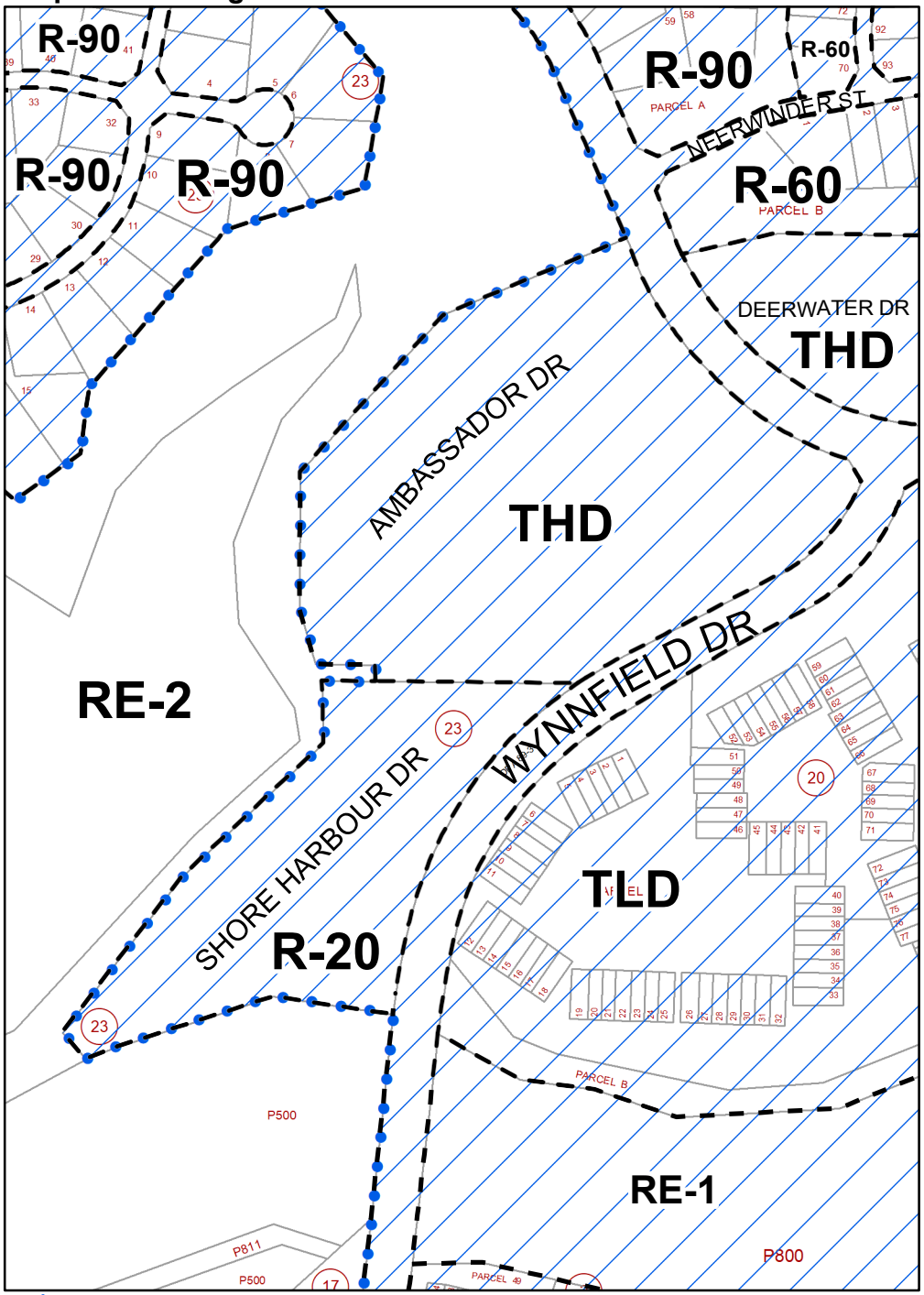
Resolution No. 19-1020

Existing Zoning

Changes # 24,24



Proposed Zoning



Map Grids: 228NW13, 228NW14

Proposed Overlay Zone

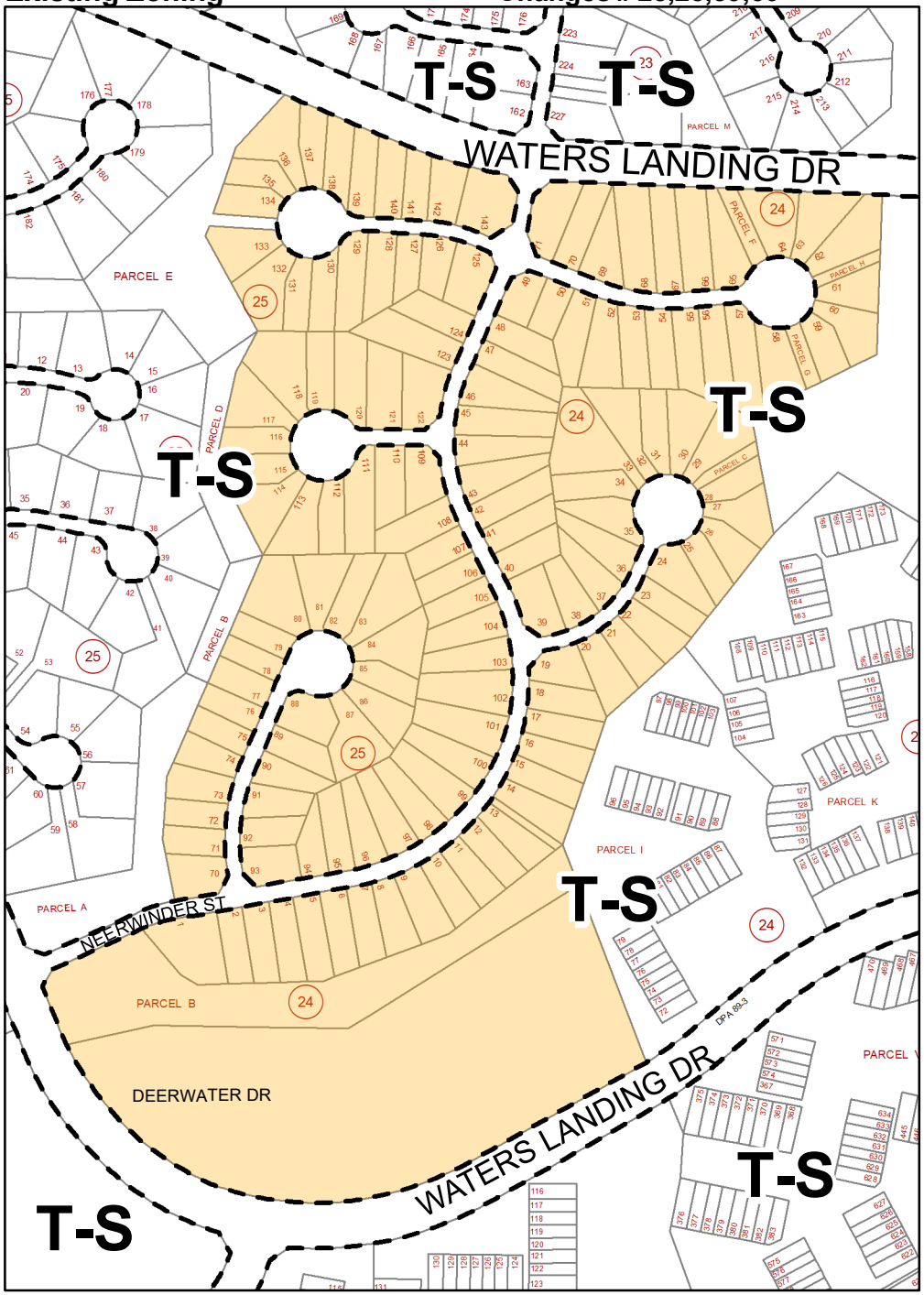
1 in = 275 ft

Attachment 1 - Map 25

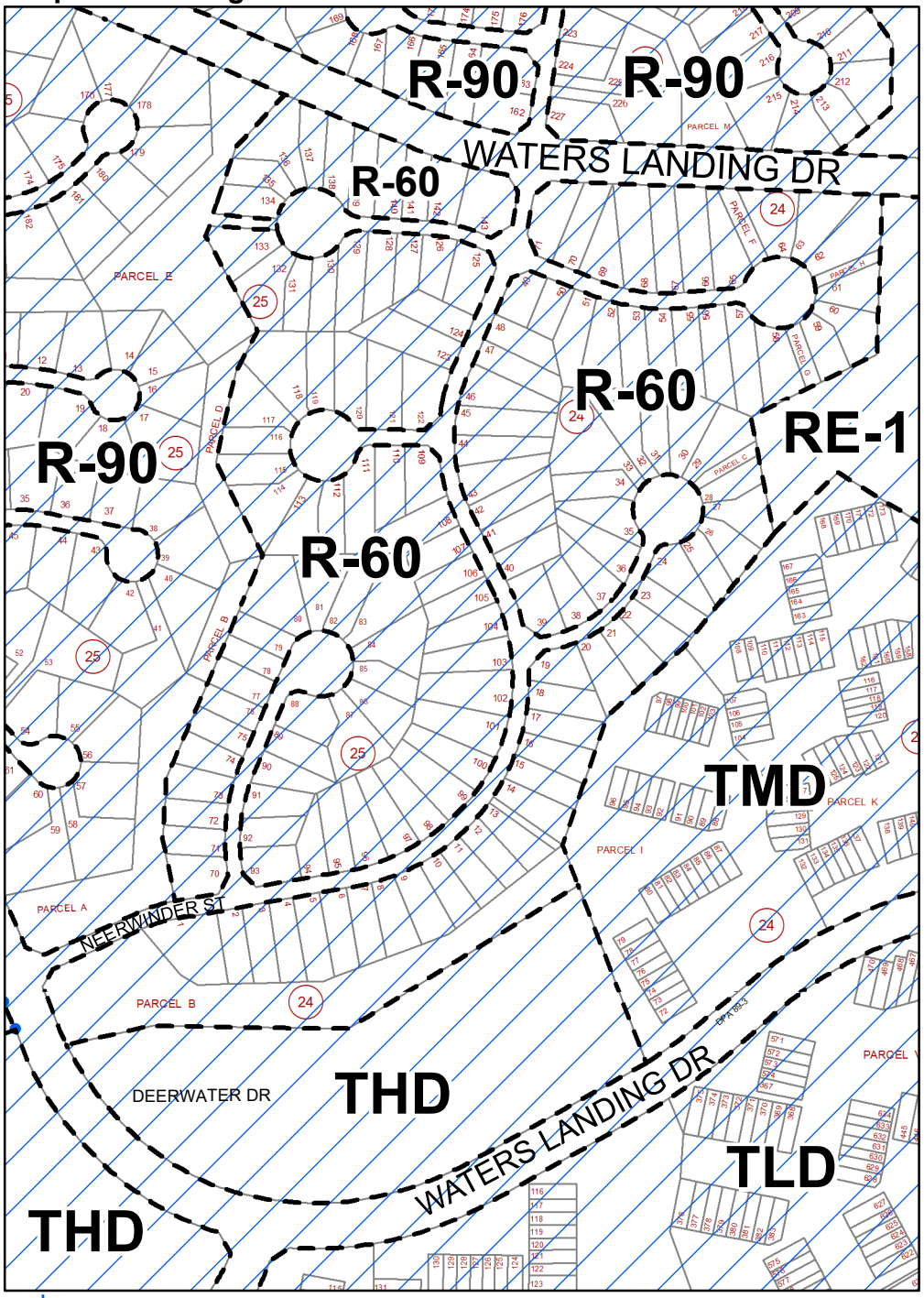
Resolution No. 19-1020

Existing Zoning

Changes # 25,25,59,60



Proposed Zoning



Map Grid: 228NW13

Proposed Overlay Zone

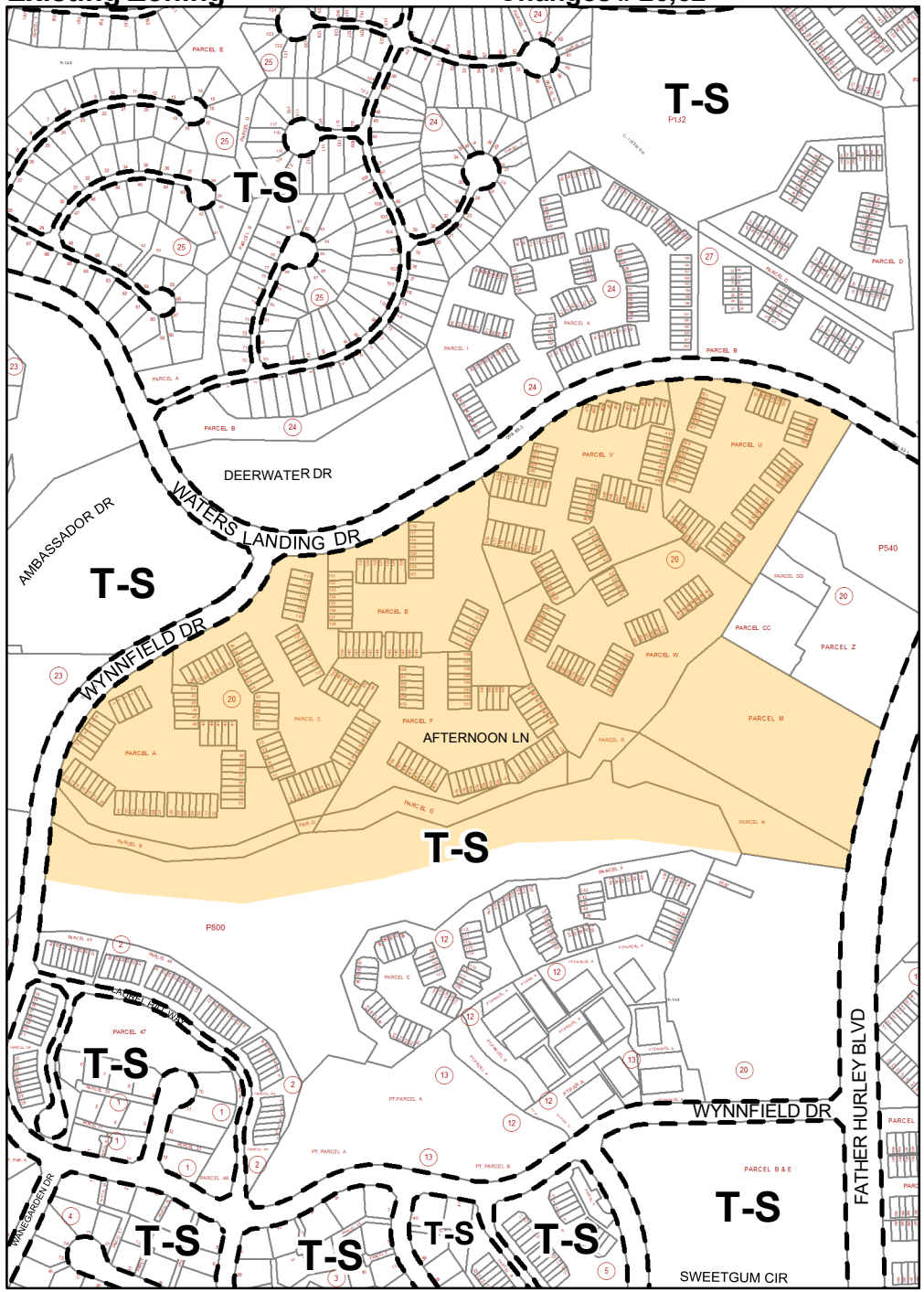
1 in = 300 ft

Attachment 1 - Map 26

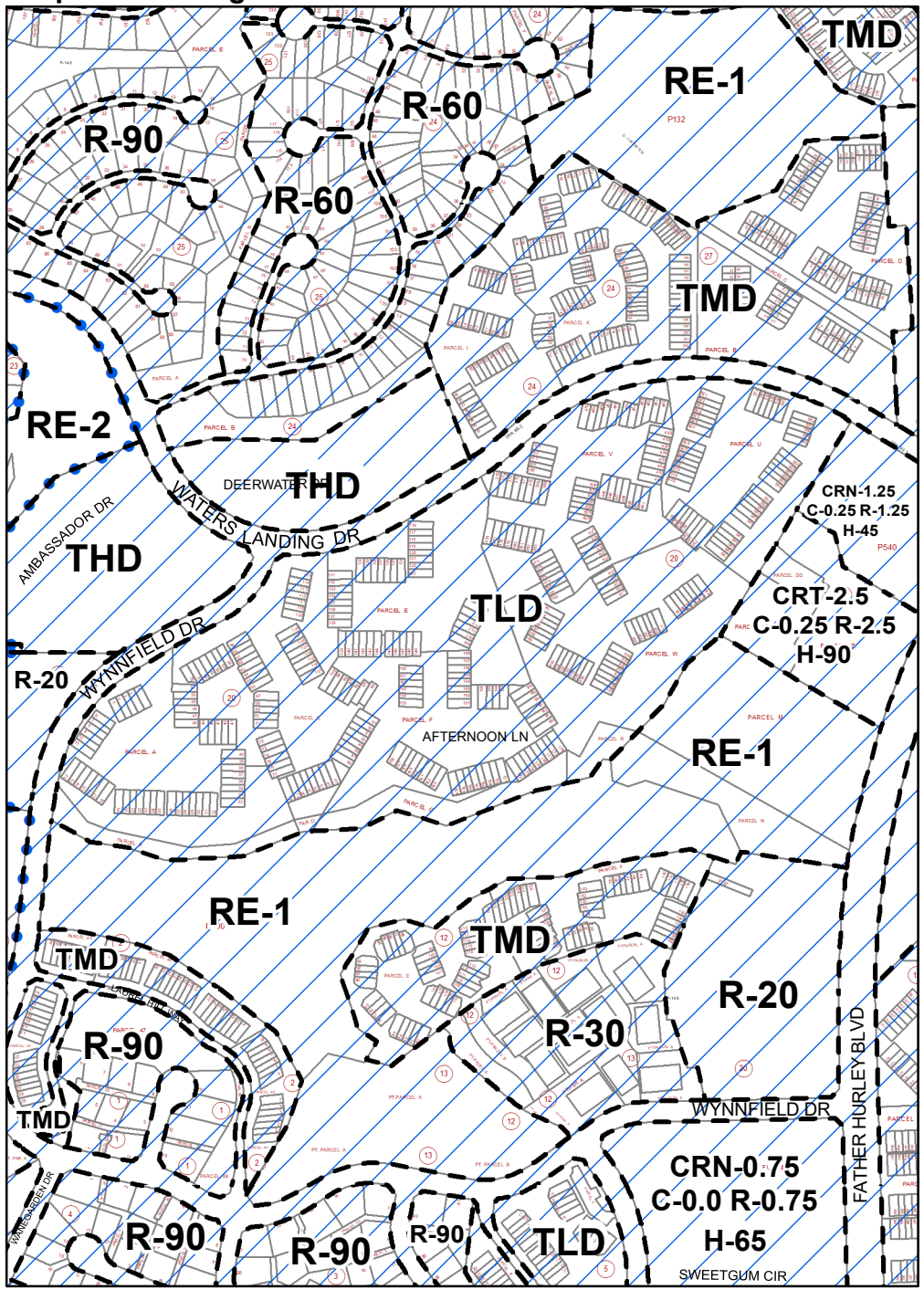
Resolution No. 19-1020

Existing Zoning

Changes # 26,62



Proposed Zoning



Map Grid: 228NW13

Proposed Overlay Zone

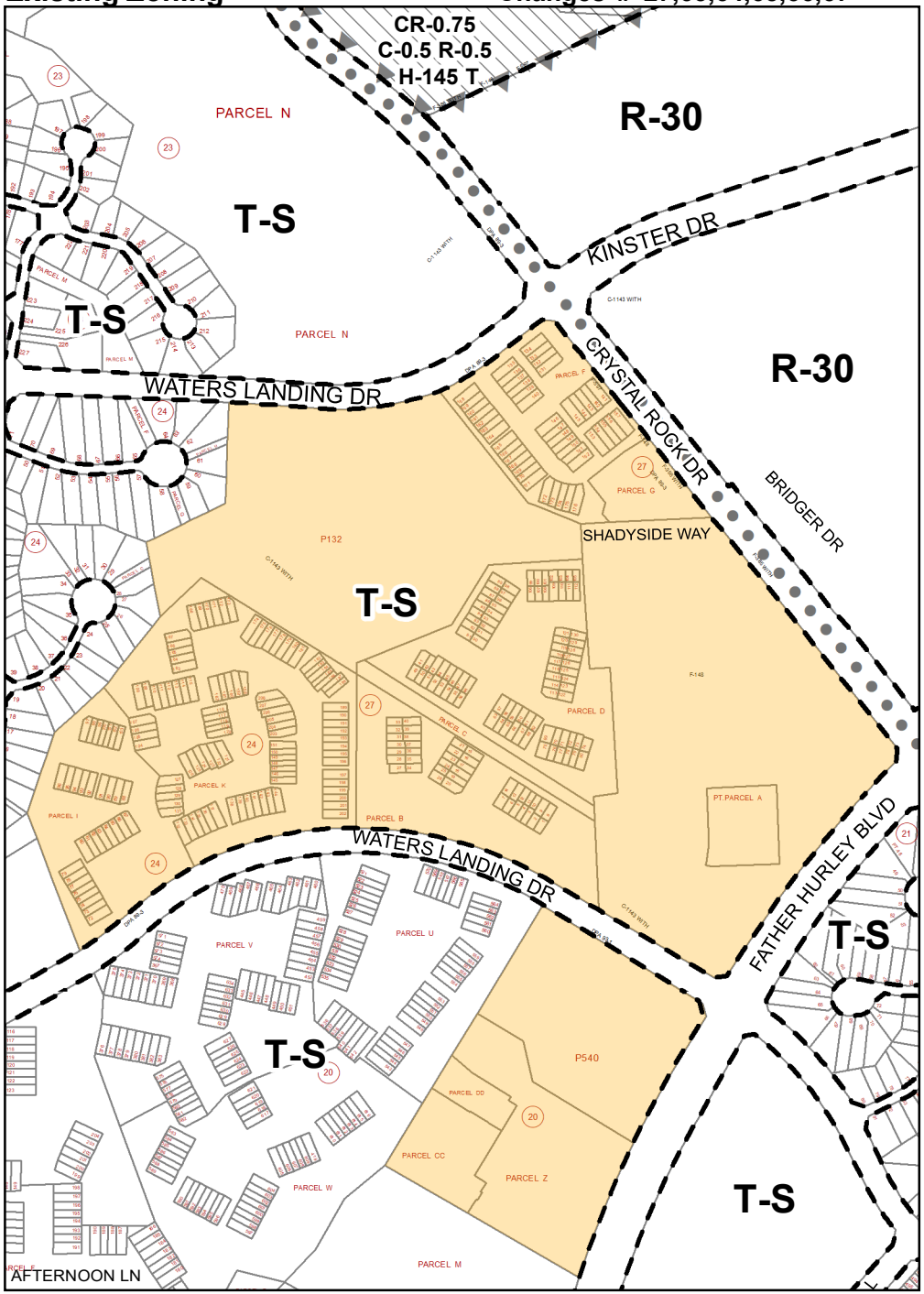
1 in = 575 ft

Attachment 1 - Map 27

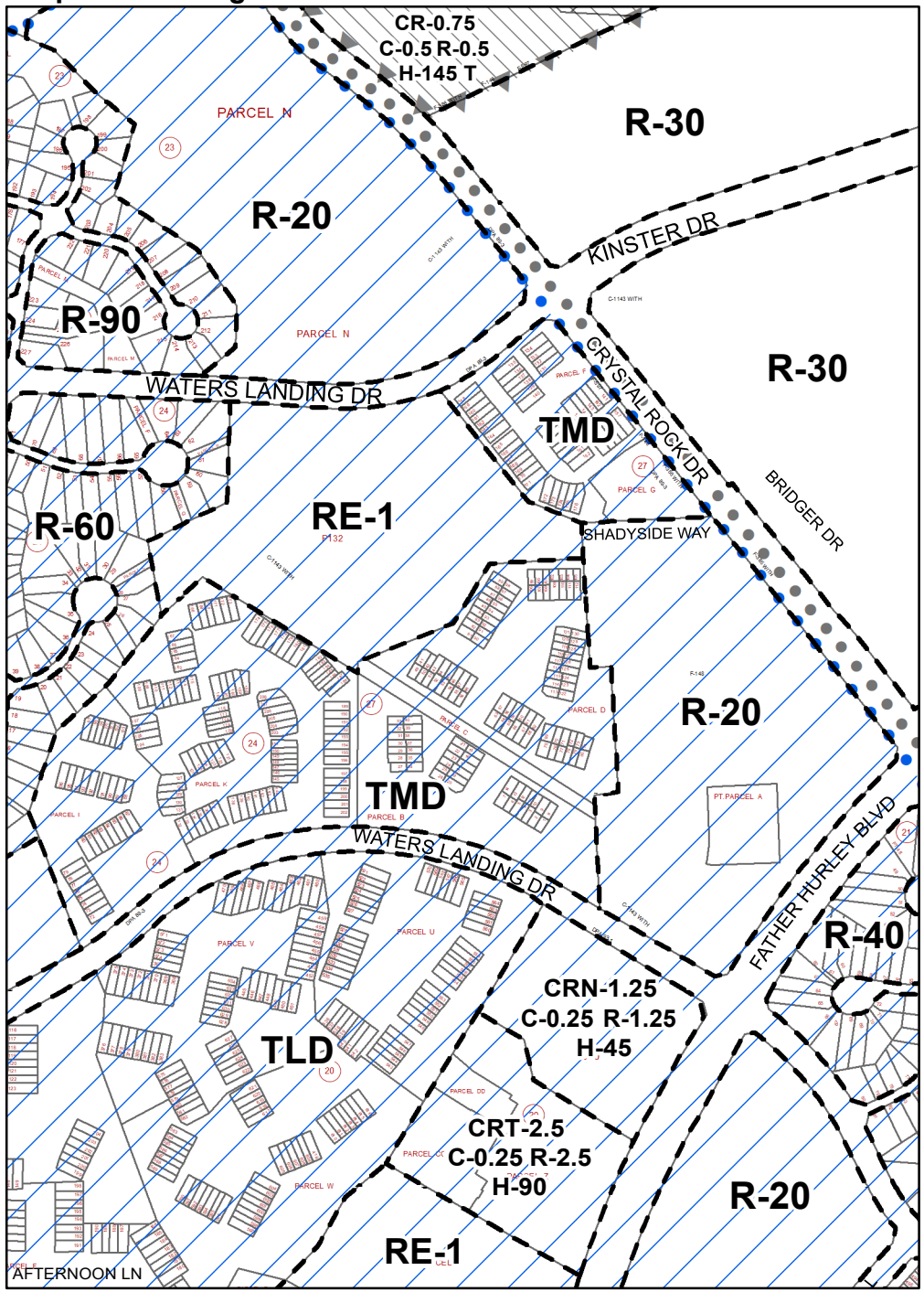
Resolution No. 19-1020

Existing Zoning

Changes # 27,63,64,65,66,67



Proposed Zoning



Map Grid: 228NW13

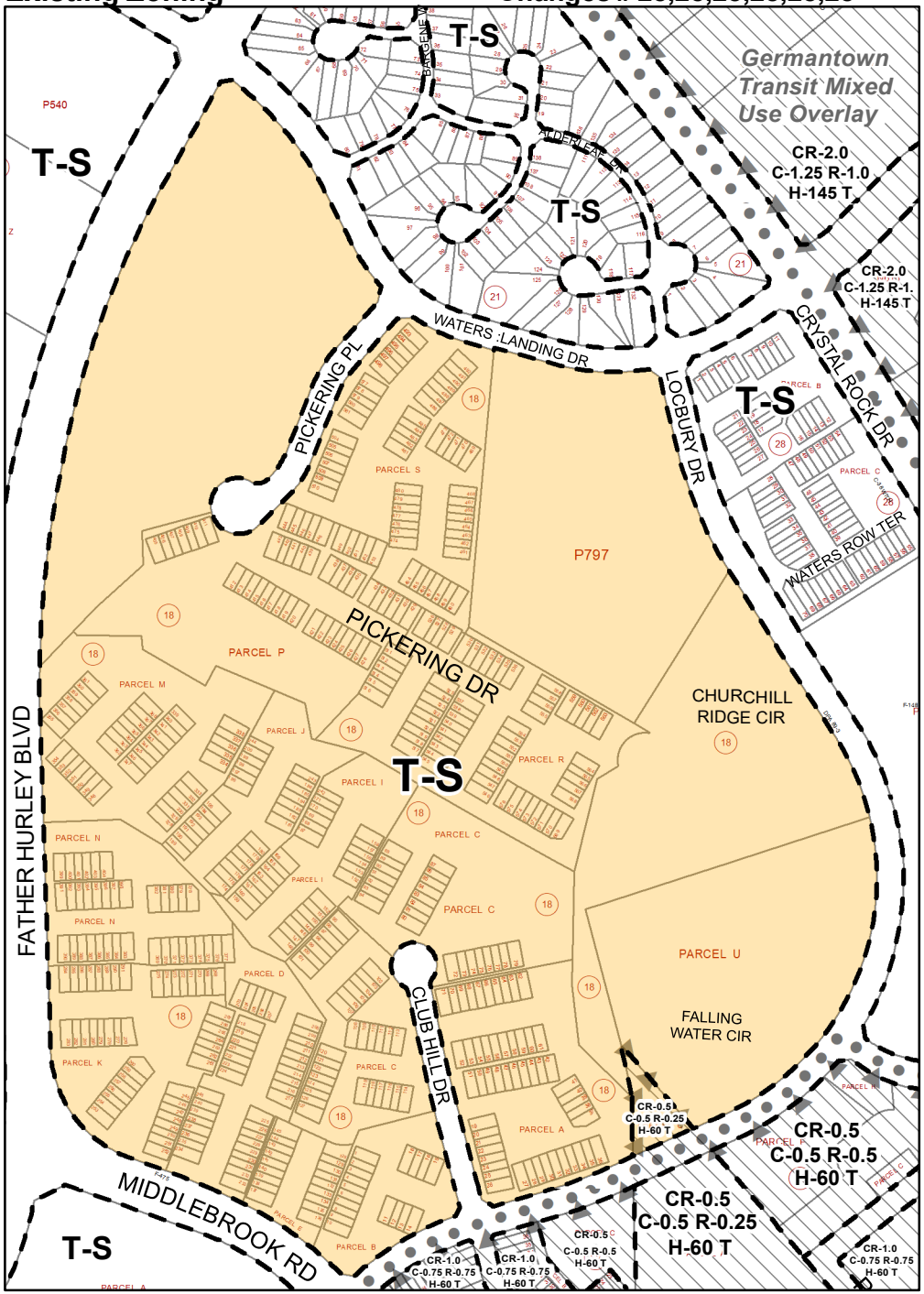
Master Plan Boundary *Proposed Overlay Zone* 1 in = 475 ft

Attachment 1 - Map 28

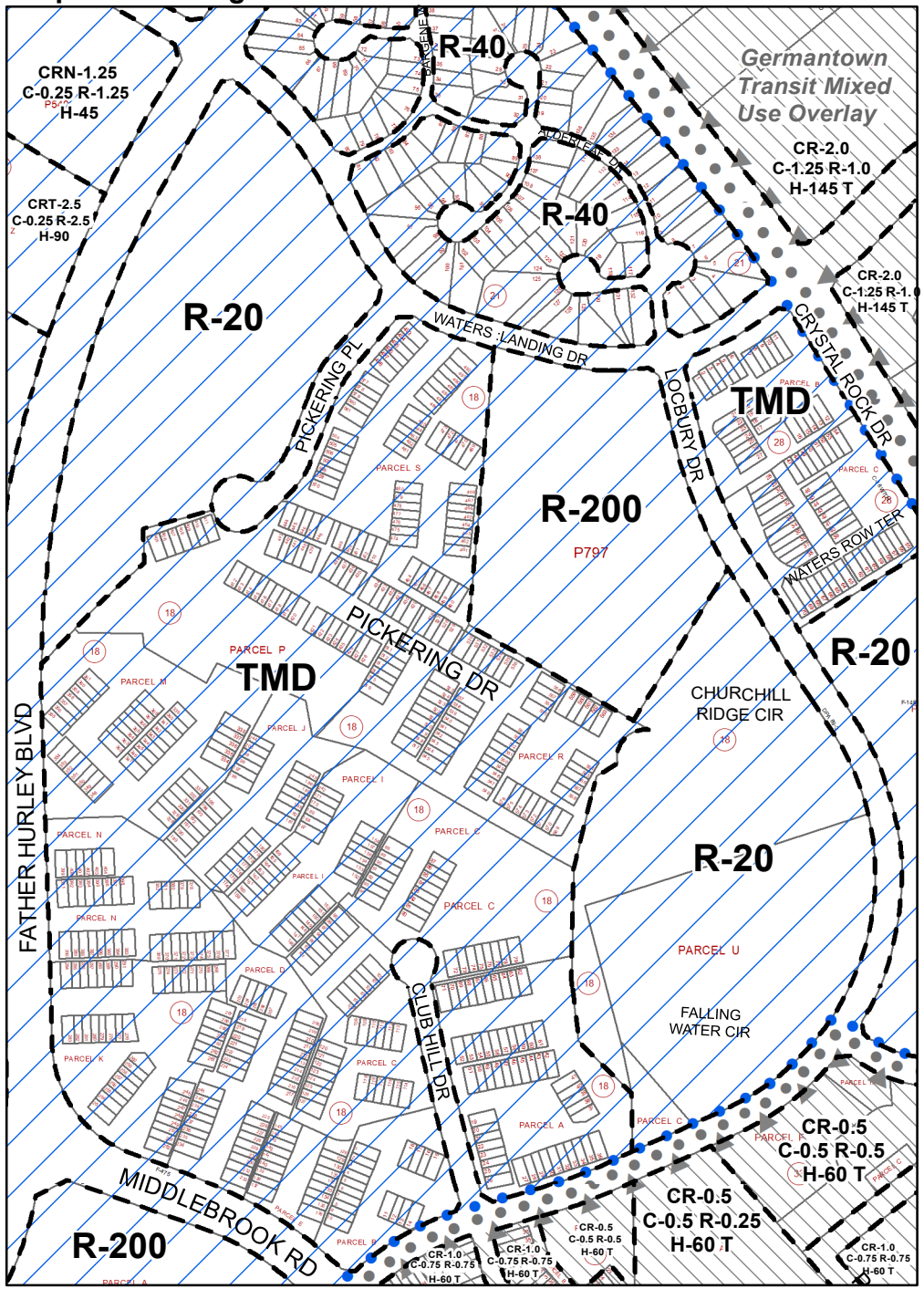
Resolution No. 19-1020

Existing Zoning

Changes # 28,28,28,28,28,28



Proposed Zoning



Map Grids: 227NW13, 228NW13

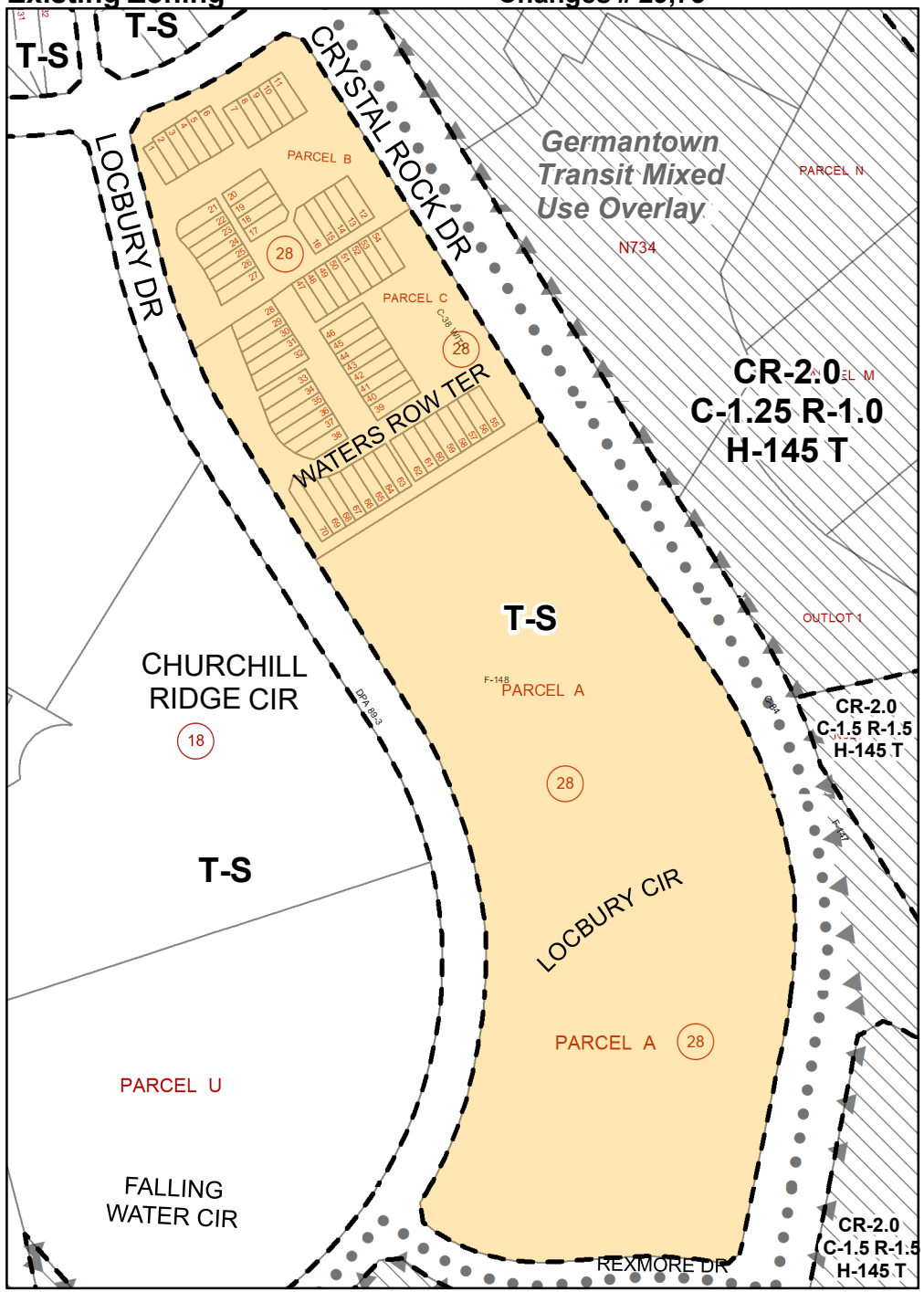
Master Plan Boundary *Proposed Overlay Zone* 1 in = 450 ft

Attachment 1 - Map 29

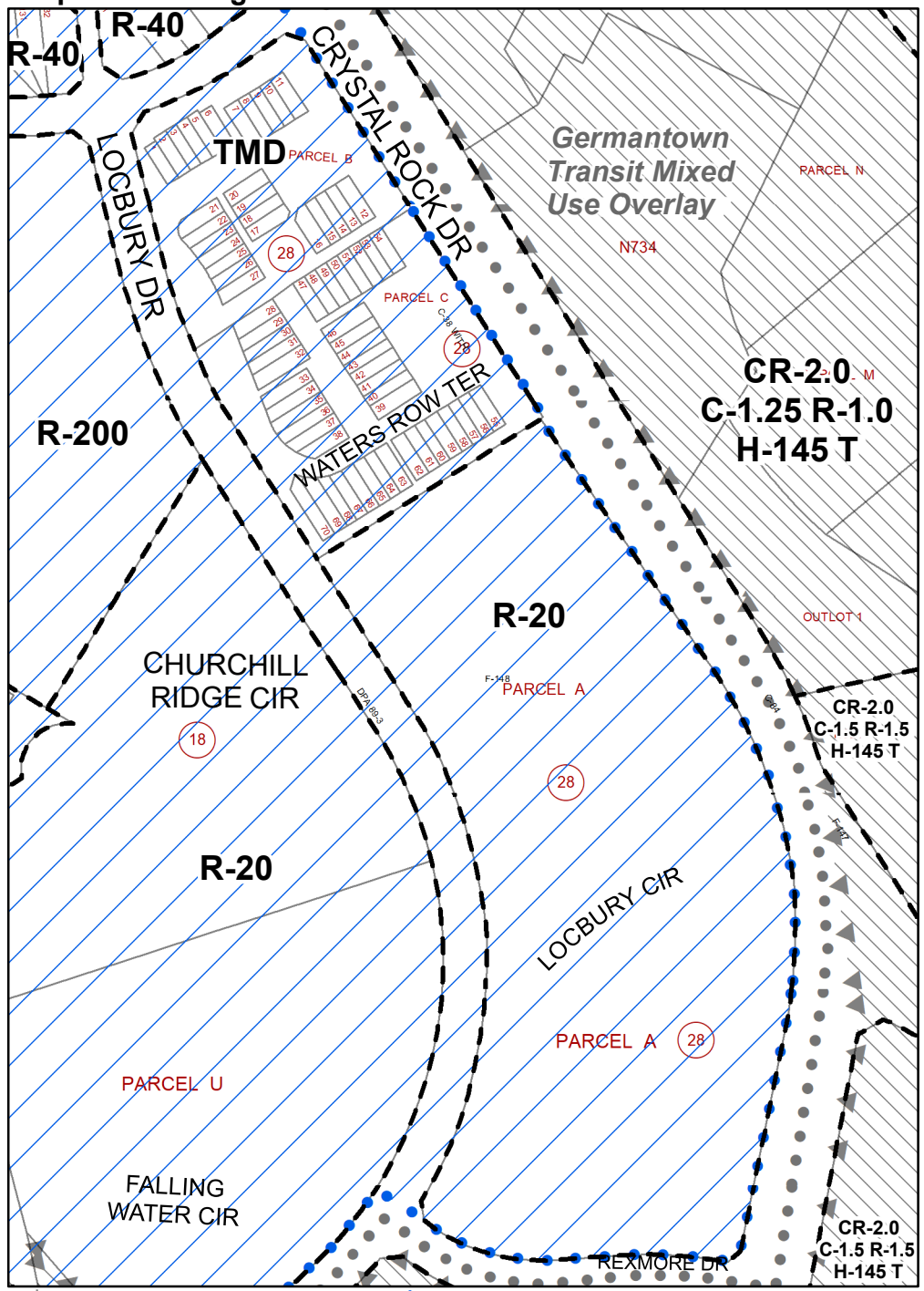
Resolution No. 19-1020

Existing Zoning

Changes # 29,73



Proposed Zoning



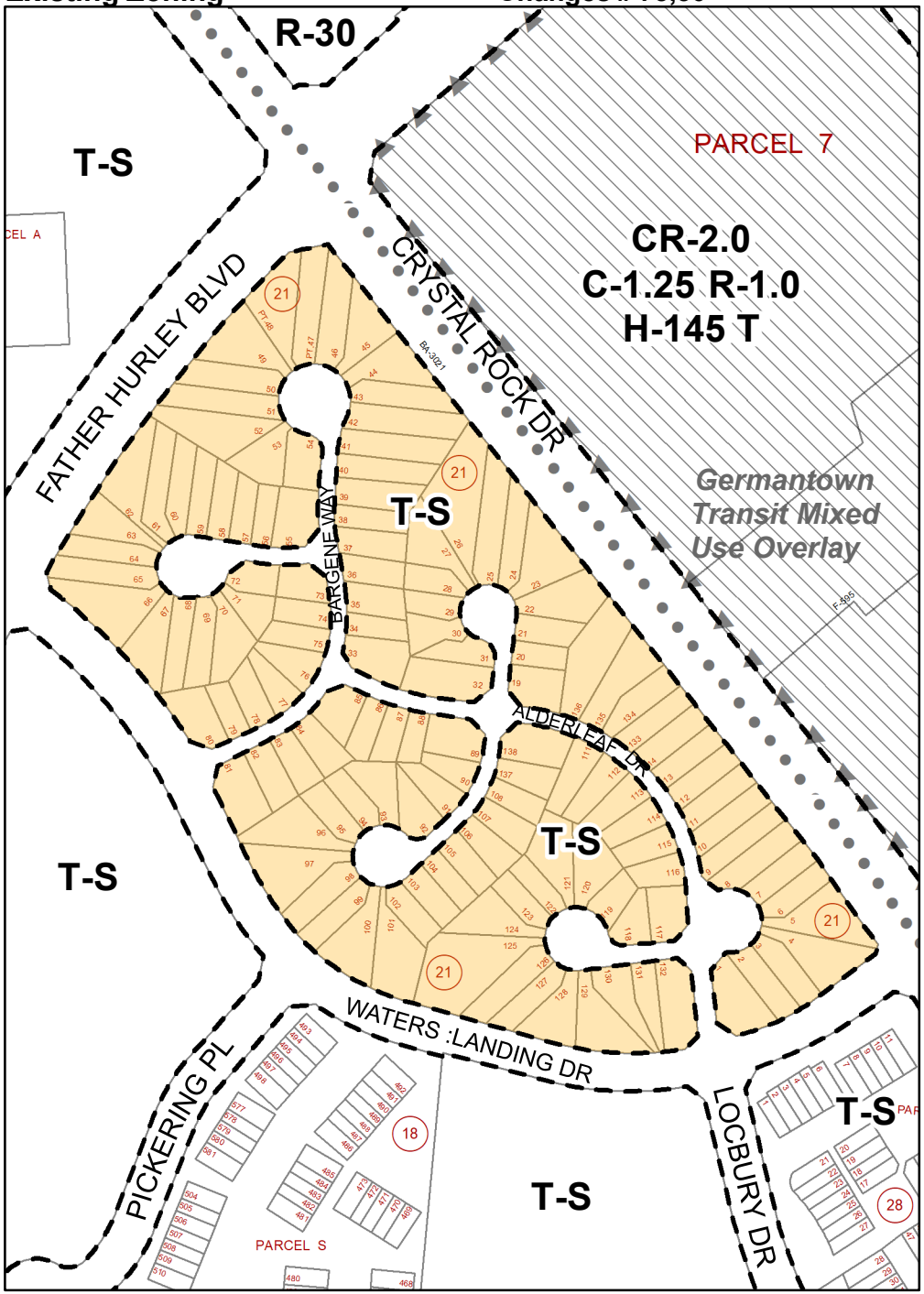
Map Grids: 227NW13, 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 275 ft

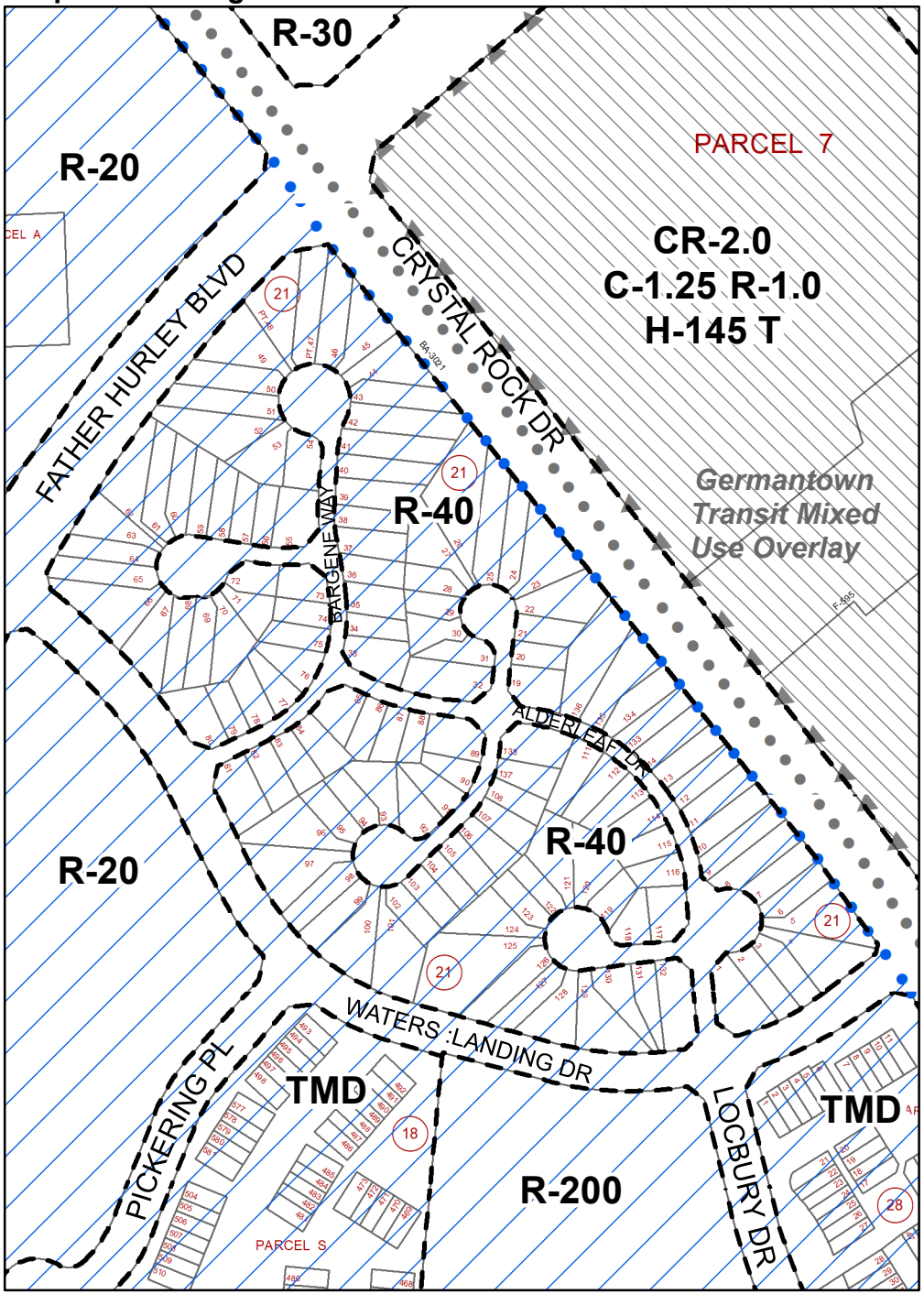
Attachment 1 - Map 30

Resolution No. 19-1020

Existing Zoning **Changes # 75,30**



Proposed Zoning



Map Grid: 228NW13

Master Plan Boundary *Proposed Overlay Zone* 1 in = 285 ft