



MV Matters Community Workshop #5: Overlay Zone, Golf Course Densities

Date: Feb 25, 2015, 7:00 pm

Where: Watkins Mill High School

Meeting started approximately 7:10 pm, with welcoming remarks and introductions. Staff proceeded to explain the evening's activities and breakout sessions. To view the presentation, please click [here](#). About 60 residents, property owners and business owners were in attendance.

The room was broken into two groups—overlay zone and former golf course. Attendees were able to float between each group to offer ideas or discuss the options presented with staff. Below are notes taken at each of the tables.

Overlay Zone

- Preserve/protect green spaces within developments (don't squeeze a townhouse in)
- Bike/pedestrian connectivity
- Yes, establish an overlay zone
- Contiguous areas of open space for wildlife and other environmental features (e.g., restroom controversy)
- Cap on impervious surfaces across the entire overlay zone
- Limiting uses to protect existing open space/recreation areas, only allow low impact recreation uses in harmony with existing land uses
- Critically examine any uses proposed for open space that would require public water or sewer
- Consider another overlay zone for former golf course
- Architectural review is critical
- Active recreation areas per Vision 2030 (e.g., dog park)
- Vision 2030 option 1: protect 135 acres of the former golf course and develop "Area 1" with multi-family
- Purpose statement could talk about compatible uses

Former Golf Course

- Locate all of the proposed density in the CRN area ("Area 1" of Monument Plan) and protect all surround green spaces
- Recommend holding on any development review until master plan is completed
- Can staff recommend/condition Monuments project fall within MV Foundation and its required covenants



Montgomery Village Master Plan

- Houses that will front on or back to new roads—how will auto lights hitting houses, other traffic concerns be considered and mitigated
- Consider smaller, more individualized zones applied to areas within the former golf course rather than one zone over the entire area
- Look for/plan for consistency with adjacent uses—single family next to single-family, etc.
- Keep number of “people” as low as possible
- Don’t build residential homes on former golf course