



MV Matters Community Workshop #5: Proposed Overlay Zone Language

Date: Mar 25, 2015, 7:00 pm

Where: Watkins Mill High School

Meeting started approximately 7:05 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 30 residents, property owners and business owners were in attendance.

The room was broken into three groups— purpose, land use and development standards/procedures. 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.

Purpose

- Architectural review written into proposed overlay zone in case properties not covered by architectural review board in future.

Land Use

- Want miniature golf as a recreational use
- If recreational use requires public water & sewer: critically examine issues like imperviousness, flood plain, habitat, etc.
- Limit square feet in RE-1 Zone.
- For any use in the RE-1 Zone, critically examine impacts to imperviousness, flood plain, habitat, etc.
- Want a skate park in recreational use.
- Want go-cart track in recreation space.
- No solar farm.
- Climbing wall.
- No go-cart track.
- Consider flexible reuse of the recreational space. For example, if something is completely redeveloped and the recreational space is part of the redevelopment, perhaps build in requirement to rebuild at a better place?

Development Standards

- Maintain and/or upgrade any future development stormwater management to sustain and treat all on the applicant’s site.
 - o Imperviousness = more treatment, especially in the residential zones
- County must maintain residential zone
 - o No additional development on open space and park uses
- Increase county money to Foundation for infrastructure improvements of the overlay.



Montgomery Village Master Plan

- Height restrictions on existing residents
- Transition in height between existing residential to proposed or potential redevelopment sites.