

Emory Grove Village

Preliminary and Site Plan Submission

Pre-Submission Meeting

October 28, 2025

Purpose of Meeting:

- 1. Provide information regarding the development process,*
- 2. Provide an overview of the property's development plans prior to submission,*
- 3. Receive input and comments on the proposed plans before submission, and*
- 4. Explain how you can participate by providing input and comment.*

Agenda:

- 1. Ground Rules & Orientation*
- 2. Heritage Emory Grove*
- 3. Approved Pre-Preliminary Plan*
- 4. Proposed Preliminary Plan and Site Plan*
- 5. Q & A*

VIRTUAL MEETING PROCEDURES

MUTE YOUR MICS: Please mute your microphones at the beginning the presentation.

ENCOURAGE FEEDBACK: We encourage feedback but ask that you hold it until after the presentation. The presentation will take approximately 10-15 minutes. Please enter your questions into the chat at any time and your questions will be addressed at the end.

MEETING RECORDING: Please note that the meeting is currently being recorded for the applicant's use only.

CHAT LOG: Please note that the chat text will be saved and copied for documentation of input and the applicant's reference.

Q/A OPPORTUNITY: If you are unable to use the chat function, you will have the opportunity to be unmuted at the end of the presentation.

CALL-IN NUMBER: If your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number 301-715-8592 Meeting ID: 834 3619 6241 Passcode: 088354 or type your comments in the meeting chat box.

FUTURE NOTICES

If you would like future notice of application updates, please provide your full contact information in the attendee sign in webpage at <https://bit.ly/3VxR2fN>

Emory Grove Village – Preliminary Plan and Site Plan - Pre-Submittal Community Mtg 10/28/25

Please use the form below to sign in for the community meeting: **Emory Grove Village – Preliminary Plan and Site Plan - Pre-Submittal Community Meeting 10/28/2025**

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

* Required

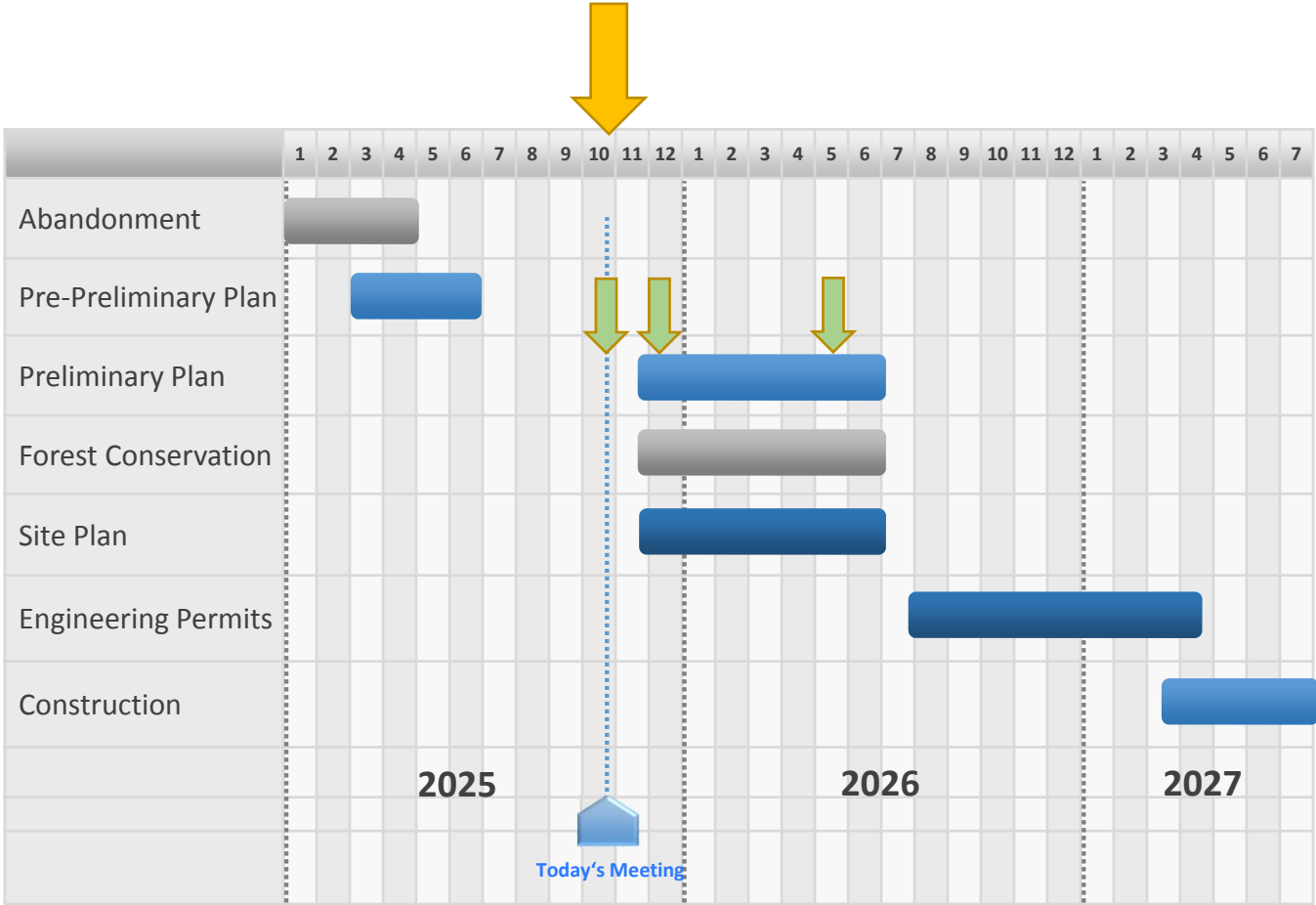
1. Please provide your full name:

2. Telephone number:

3. Would you like to be included in future communications: *

Yes, please add me to list.

Where are we in the process?



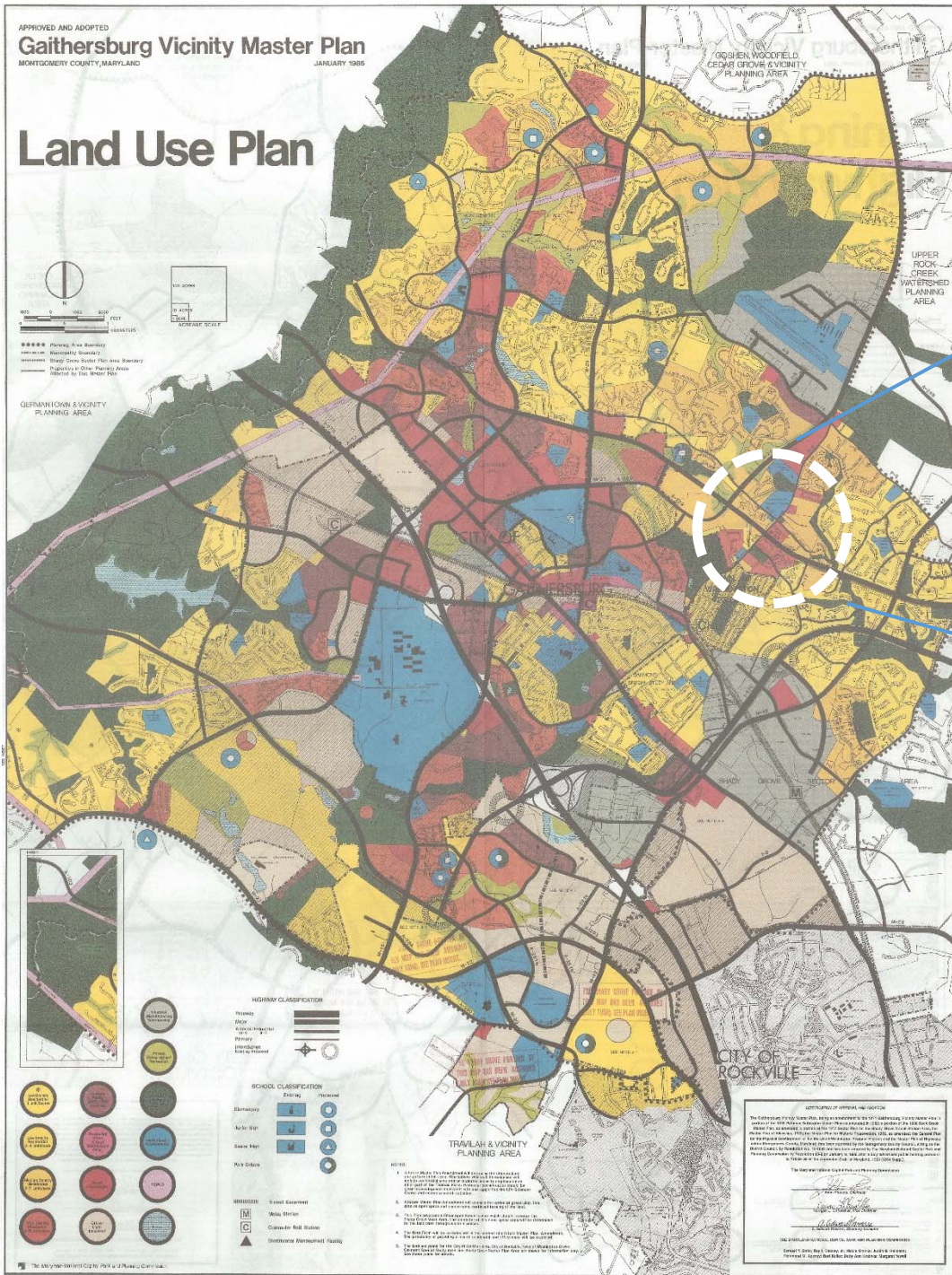
Review Process

Natural Resources Inventory, Pre-Preliminary Plan, and Road Abandonment are Approved.

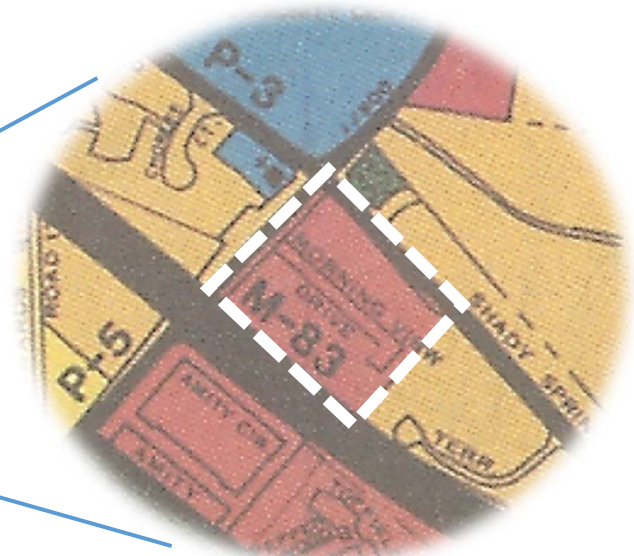
Refinements to plan have been completed, based on input from neighbors, reviewing agencies, and the Planning Board during the Pre-Preliminary Plan process.

Preliminary Plan, Forest Conservation Plan, and Site Plan submittal is scheduled for late November or December of 2025.

Construction planned for 2027.



Master Plan



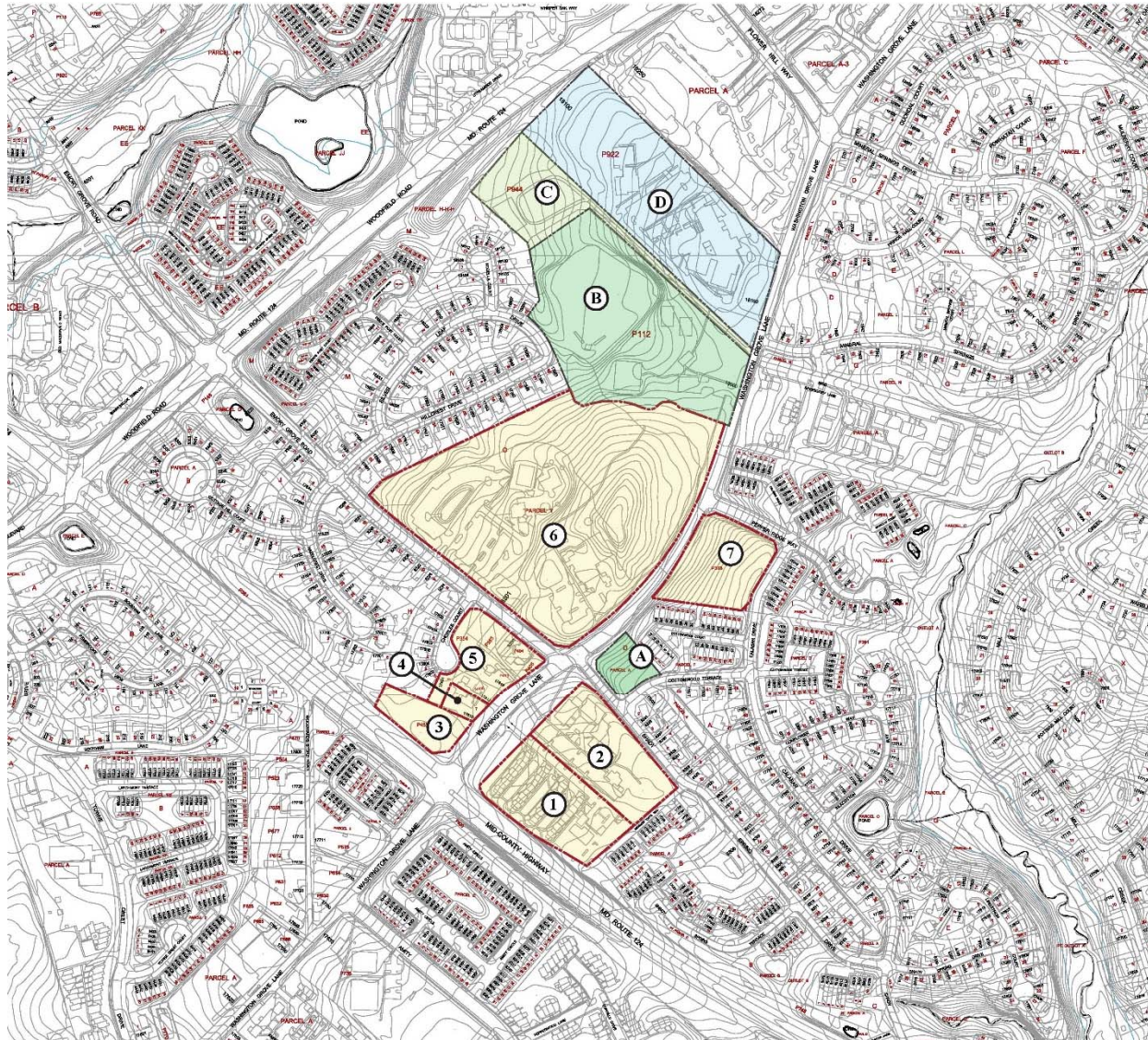
Current Master Plan:

- 1985 Gaithersburg Vicinity Master Plan
- Land Use: High Density Residential

Current Zoning:

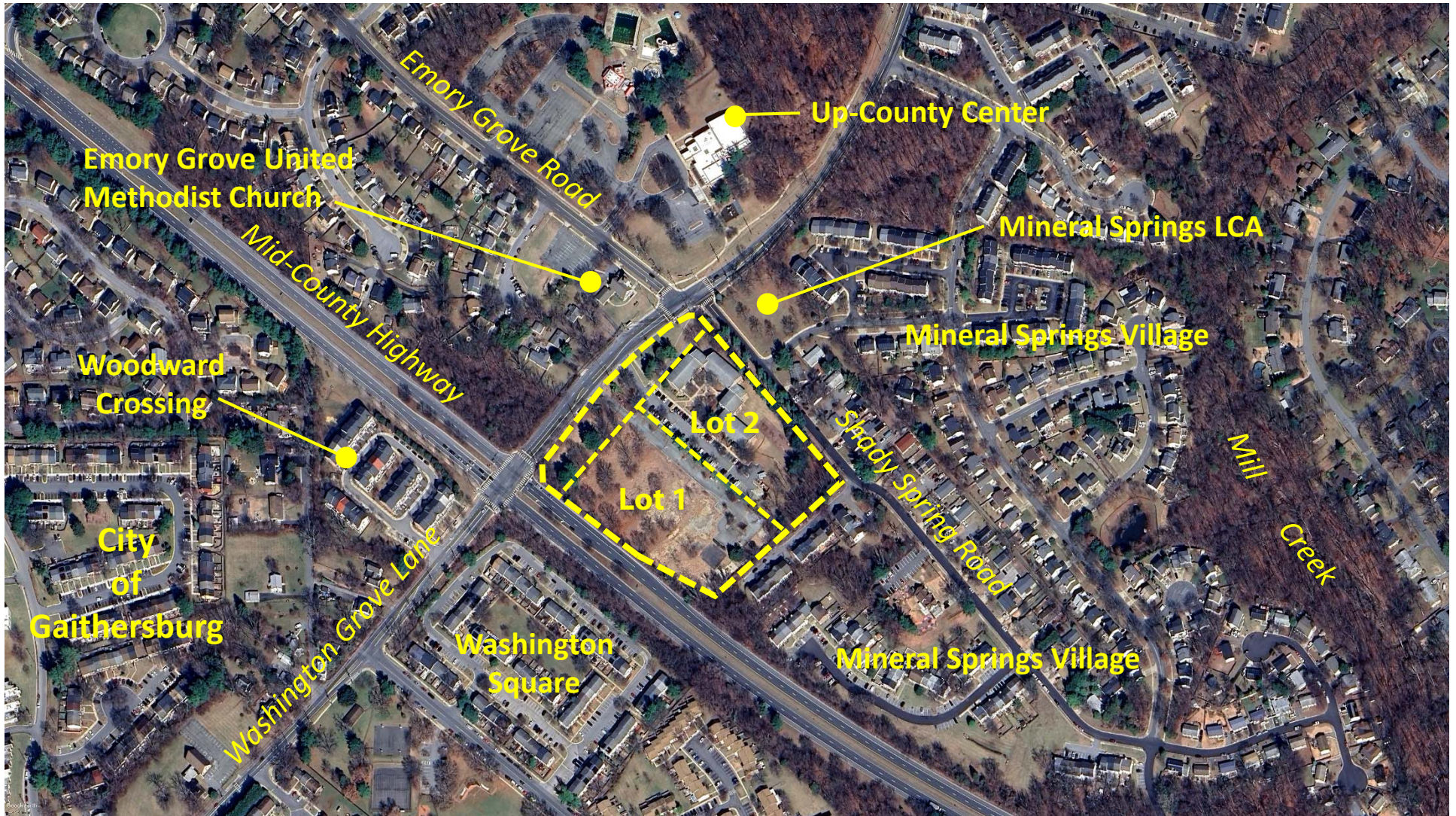
- Residential Multi-Unit Low Density-30 Zone (R-30)

Heritage Emory Grove



- 1 Emory Grove (HOC)**
 Zone: R-30
 Area: 3.6 Acres
 Dev.: 50-80 DU
 - 2 Camp Hill (HOC)**
 Zone: R-30
 Area: 3.3 Acres
 Dev.: 50-80 DU
 - 3 Parcel 455 (MC)**
 Zone: R-90 / TDR 5
 Area: 1.25 Acres
 Dev.: 5-8 DU
 - 4 Romero Property**
 Zone: R-60
 Area: 0.4 Acres
 Dev.: 1-4 DU
 - 5 Emory Grove UM Church**
 Zone: R-60
 Area: 2.13 Acres
 Dev.: 13-26 DU
 - 6 Recreation Center and Pool (MC)**
 Zone: R-60
 Area: 19.1 Acres
 Dev.: ? DU
 - 7 "Pepper Ridge" (MC)**
 Zone: CRT 0.75, C-0.75, R-0.25, H-35
 Area: 2.7 Acres
 Dev.: 20-30 DU plus Non-residential
-
- A Mineral Springs NCA (Parks)**
 Zone: R-60
 Area: 0.8 Acres
 - B Johnson's Local Park (Parks)**
 Zone: R-60
 Area: 9.7 Acres
 - C Emory Grove Cemetery (Trust)**
 Zone: R-60
 Area: 2.6 Acres
 - D Early Childhood Learning Center (BOE)**
 Zone: R-60
 Area: 10 Acres

Vicinity Map



Pre-Preliminary Plan

Approved June 2025



82 Townhouses

80 Multi-Family Units

162 Total Units

Pre-Preliminary Plan

Approved June 2025



82 Townhouses
80 Multi-Family Units
162 Total Units

Preliminary Plan

October 2025



82 Townhouses
74 Multi-Family Units
156 Total Units

Pre-Preliminary Plan

Approved June 2025



82 Townhouses
80 Multi-Family Units
162 Total Units

Site Plan

October 2025



82 Townhouses

Questions?

We appreciate your input at this meeting. We will document your comments and include them in the record.

Additional Ways You Can Participate:

- *Contact the Applicant or Applicant's attorney with any follow-up thoughts ...*
 - *Rich Thometz: rjthometz@gmail.com / (301) 346-1037*
 - *William Kominers: wkominers@lercheearly.com / 301) 841-3829*
- *Contact the Planning Department Upcounty Planning Team...*
 - *Patrick Butler, Chief: Patrick.Butler@montgomeryplanning.org / (301) 495-4561*
 - *Nkosi Yearwood, Supervisor: Nkosi.Yearwood@montgomeryplanning.org / (301) 495-1332*
- *Contact the Planning Board, Sign up and Testify, and Review Documents on Procedures...*
 - *<https://montgomeryplanningboard.org/meetings/signup-to-testify/>*