

## EMORY GROVE VILLAGE

### PRE-PRELIMINARY PLAN NO. 720250010

### EXTENSION REQUEST NO. 2

#### Description

Request to extend the regulatory review period for the Pre-Preliminary Plan for 45 days, from May 1, 2025 to June 15, 2025 to allow the submission and review of a subdivision waiver. Staff recommends approval of the extension request.

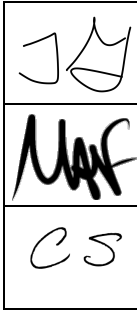
No. 720250010

Completed: 4-7-2025

MCPB

Item No. 3  
4-10-25

Montgomery County  
Planning Board  
2425 Reddie Drive  
Floor 14  
Wheaton, MD 20902



Tamika Graham, Planner III, Midcounty Planning, Tamika.Graham@montgomeryplanning.org, 301-495-4551

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

### LOCATION

17825 Washington Grove Lane, Gaithersburg,  
MD, 20879 and 8211 Morning View Drive,  
Gaithersburg, MD 20877

### MASTER PLAN

1996 *Gaithersburg-Shady Grove Vicinity Master  
Plan Amendment*

### ZONE

Residential 30 (R-30)

### PROPERTY SIZE

8.56 acres

### APPLICANTS

Haley Development, L.C. & Housing  
Opportunities Commission (HOC) of  
Montgomery County

### ACCEPTANCE DATE

January 9, 2025

### REVIEW BASIS

Chapter 50, Subdivision Regulations  
Chapter 59, Zoning Ordinance



## Summary

- Section 50.5.5.2.B. of the Subdivision Regulations states that the Board must schedule a public hearing to begin within 90 days after the date an application is accepted. The Director may postpone the public hearing once, by up to 30 days, without Board approval.
- The Application was accepted on January 9, 2025 with an original 90-day regulatory review period expiration of April 9, 2025.
- The Applicant previously received a one-month extension of the regulatory review period via the Planning Director's approval. The regulatory extension, from April 9, 2025 to May 1, 2025, was granted to accommodate the Applicant's schedule.
- The Applicant is requesting a second extension of the regulatory review period for 45-days, which requires Planning Board approval. The regulatory extension, from May 1, 2025 to June 15, 2025, is requested to allow the submission and review of a subdivision waiver.
- Staff supports the Applicant's request to extend the review period as requested with a tentative Planning Board date of May 15, 2025.

### ATTACHMENT

*Attachment A: Applicant's extension request and justification*

# ATTACHMENT A

Page 1 of 2



**Montgomery County Planning Department**  
**Maryland-National Capital Park and Planning Commission**

2425 Reedie Drive  
Wheaton, Maryland 20902

www.montgomeryplanning.org

Effective: December 4, 2024

Phone 301.495.4550

Fax 301.495.1306

## REGULATORY REVIEW EXTENSION REQUEST

M-NCPPC Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

**Plan Name:** Emory Grove Village

**Plan No.** 720250010

This is a request for extension of:

Pre- ☐ Project Plan ☐ Sketch Plan  
☒ Preliminary Plan ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on (this date is the last scheduled Planning Board hearing date within the review period): 04/17/2025

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

### Person requesting the extension:

☐ Owner, ☒ Owner's Representative, ☐ Staff (check applicable.)

David Ager		Townscape Design LLC	
Name		Affiliation/Organization	
6030 Daybreak Circle, Suite A150109			
Street Address			
Clarksville		MD	21029
City		State	Zip Code
(301) 704-4404	(410) 531-9863	dager@townscapedesign.com	
Telephone Number	Fax Number	E-mail	

We are requesting an extension for 45 ☒ days/ ☐ months until 06/12/2025 (this date must be a scheduled Planning Board hearing date).

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant requests an extension to the regulatory review schedule in order to allow submission and review of a subdivision waiver. The previous extension was approved by the Director to end on May 1, 2025, with a tentative Planning Board hearing date scheduled for April 17, 2025. Review of the proposed subdivision waiver request may not be able to be accommodated within the existing extension, and therefore, the Applicant requests this extension with an outside date of June 12, 2025. The 45-day extension request is measured from May 1, 2025.

(The first extension request sought an extension of 30 days, to May 9, 2025. The current request seeks an outside date of June 12, 2025. Depending on the end of the existing extension, the current request is 45 days from May 1, or 35 days from May 9.)

**Signature of Person Requesting the Extension**

Signature

04/03/2025

Date

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant one extension of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_ (this date must be a scheduled Planning Board hearing date).

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_ (this date must be a scheduled Planning Board public hearing date).