

Apples United  
Church of Christ



# ALBERT MEADOWS

A THURMONT NEIGHBORHOOD

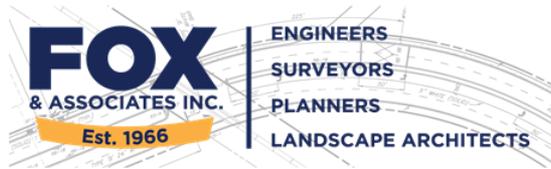
**December 12, 2024**

Community Garden



# Hello & Welcome

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McCurdy, Dean & Graditor, LLC

Hasson Resources Group, LLC



- Mary Patton, Landscape Architect
- John Mazelon, Project Management

- Lisa Lawler Graditor, Legal

- Bill Hasson, Senior Living

- Daniel Cross, Principal
- James Endicott, Assistant Project Manager

# Why we are here

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**A new petition for Annexation following the lessons learned  
from two years ago**

- **100 dwelling units down from 177**
- **A mixture of dwelling types**
- **Still offering Senior Independent & Senior Assisted Living.**
- **Still offering entry level family housing to help bring new students to the schools.**



# Original Plan

First submitted Oct 2018



Intended as  
Senior Independent  
Living Apartments

## UNIT TABULATIONS

SINGLE FAMILY DWELLINGS:	15
TOWNHOME FAMILY DWELLINGS:	27
RETAIL / RESIDENTIAL:	11
<b>APARTMENT UNITS</b>	<b>70</b>
<b>TOTAL:</b>	<b>123</b>

## ACTIVE ADULT COMMUNITY:

STANDARD A.L.:	16
MEMORY CARE:	16
<b>TOTAL:</b>	<b>32</b>

Plan declined by  
Contract Town Planner

This is the theme  
we wish to  
return to with  
lessons learned.

APARTMENTS  
(2 STORIES OVER PARKING)  
(14 RESIDENT UNITS PER BLDG.)

SIMMERS PROPERTY MIXED USE DEVELOPMENT  
CROSS & COMPANY LLC  
NH #18112  
22 OCTOBER 2018



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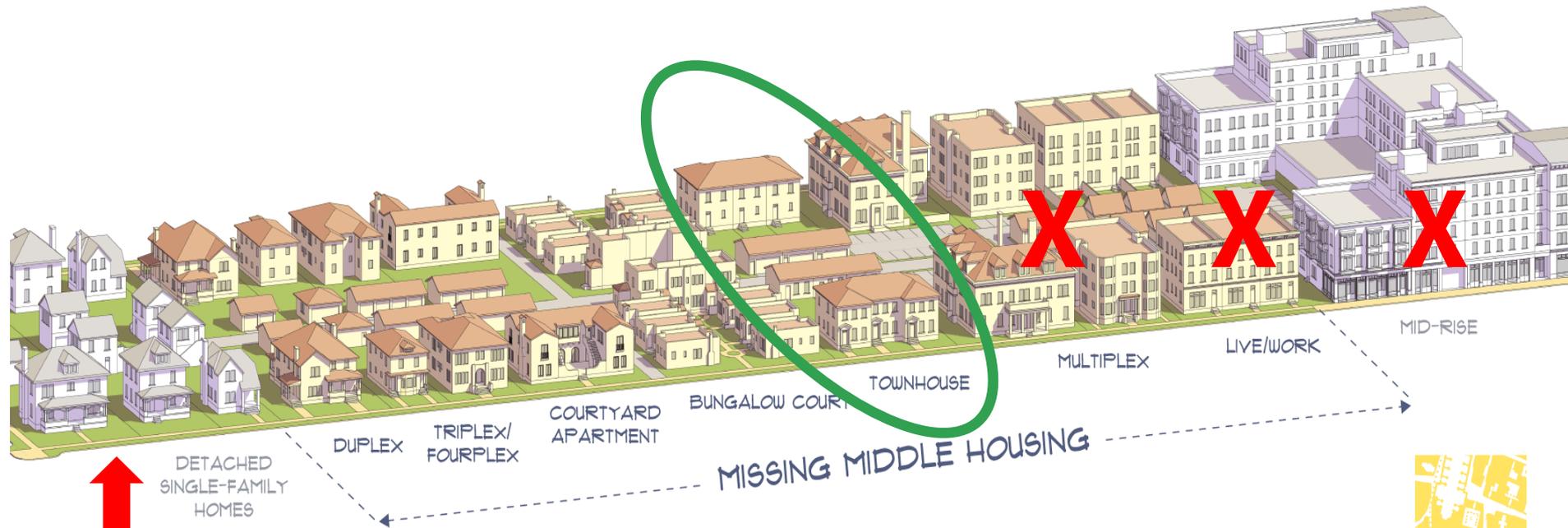
# We still wish to create

An Inter-Generational Community providing dwellings that include Single Dwelling Homes and Townhomes

- The largest age cohort in America today, who wish to start their families but cannot afford or don't want a single-family home.
- Younger people who wish to remain in the small town they know, but not in their parent's basement.
- Empty-nester seniors who wish to downsize from their existing home in Thurmont to a ground floor villa townhome that is architecturally designed for their changing needs and in a neighborhood with all ages - this also frees up their prior home for a new family/new owner.
- Those who work for the society: “**work force housing**” for 1st Responders, Teachers, Health Care, & Military.



# What



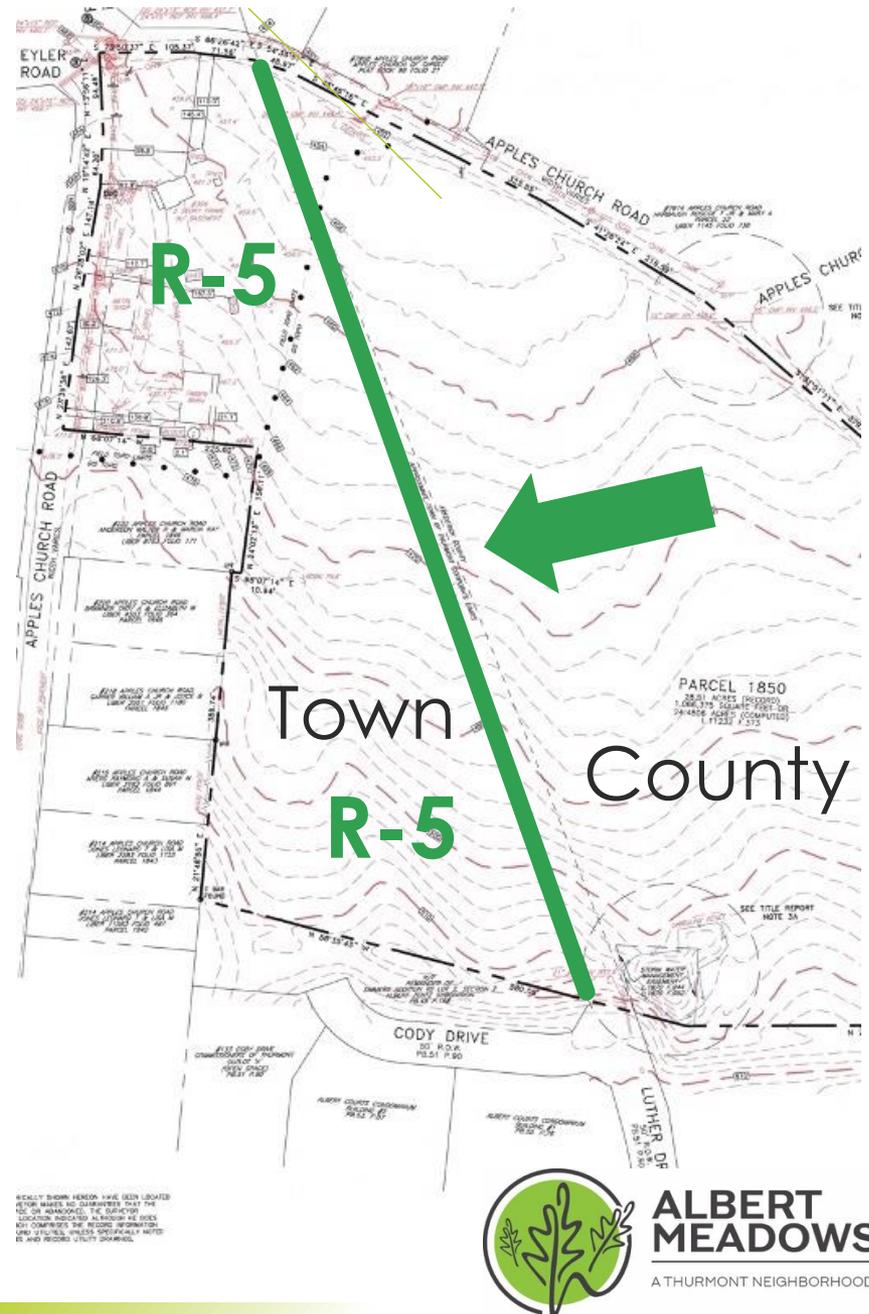
As requested by neighbors

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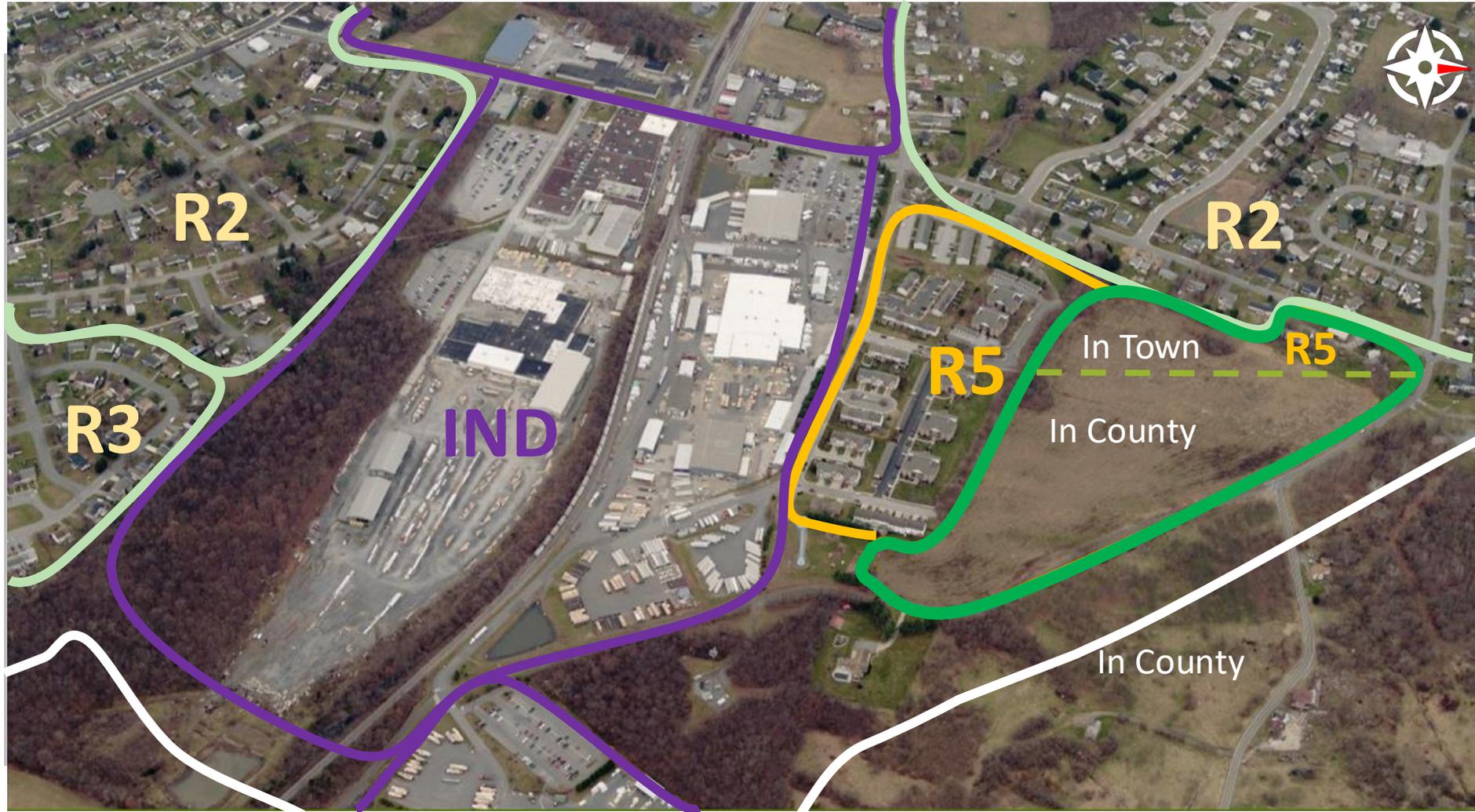


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ATHURMONT NEIGHBORHOOD

This 7.7937 acres of the Simmers property is in the town and has R-5 zoning.



# Existing Zoning in the Town of Thurmont



# Zoning in Thurmont Residential Districts



## R-1 District

Intended to encourage and promote the development of large lot, single family residential neighborhoods free from congestions and conflicting land uses.

## R-2 District

Intended to provide for single family residential development on small lots where community sewer and water facilities are constructed or programmed.

## R-3 District

Intended to provide for a greater mix of residential dwelling types on small lots.

## R-1 District

## R-2 District

## R-3 District

## R-5 District

Intended to provide for attached single family dwellings on small lots, multi-family dwelling structures, and generally, a variety of residential building types and open spaces to create attractive planned communities.

Source: Thurmont Zoning Ordinance  
May 10, 2022 Update

# 2 Story Villa Style Townhomes

Approximately 1,564 sq ft, 3 bedroom, 2 baths with integral front-loaded garage, intended as Senior Independent Living dwellings but available to all.



**NOTE: Conceptual drawings only, subject to final design, colors, exterior building finishes**

- **Ground floor primary bedroom and primary bath, zero threshold.**
- **2<sup>nd</sup> floor guest bedrooms.**
- **Planned to be built on South (uphill) portion of property, abutting existing Albert Courts senior living condominium and townhomes.**

# 3 Story Townhomes

Approximately 1,220 sq ft, 3 bedroom, 2, baths, integral front-loaded garage.



**NOTE: Conceptual drawings only, subject to final design, colors, exterior building finishes**

- **Planned to be built on North (downhill) portion of property.**
- **Intended as entry level (family) townhouses to assist student population (SRC) in Thurmont schools.**



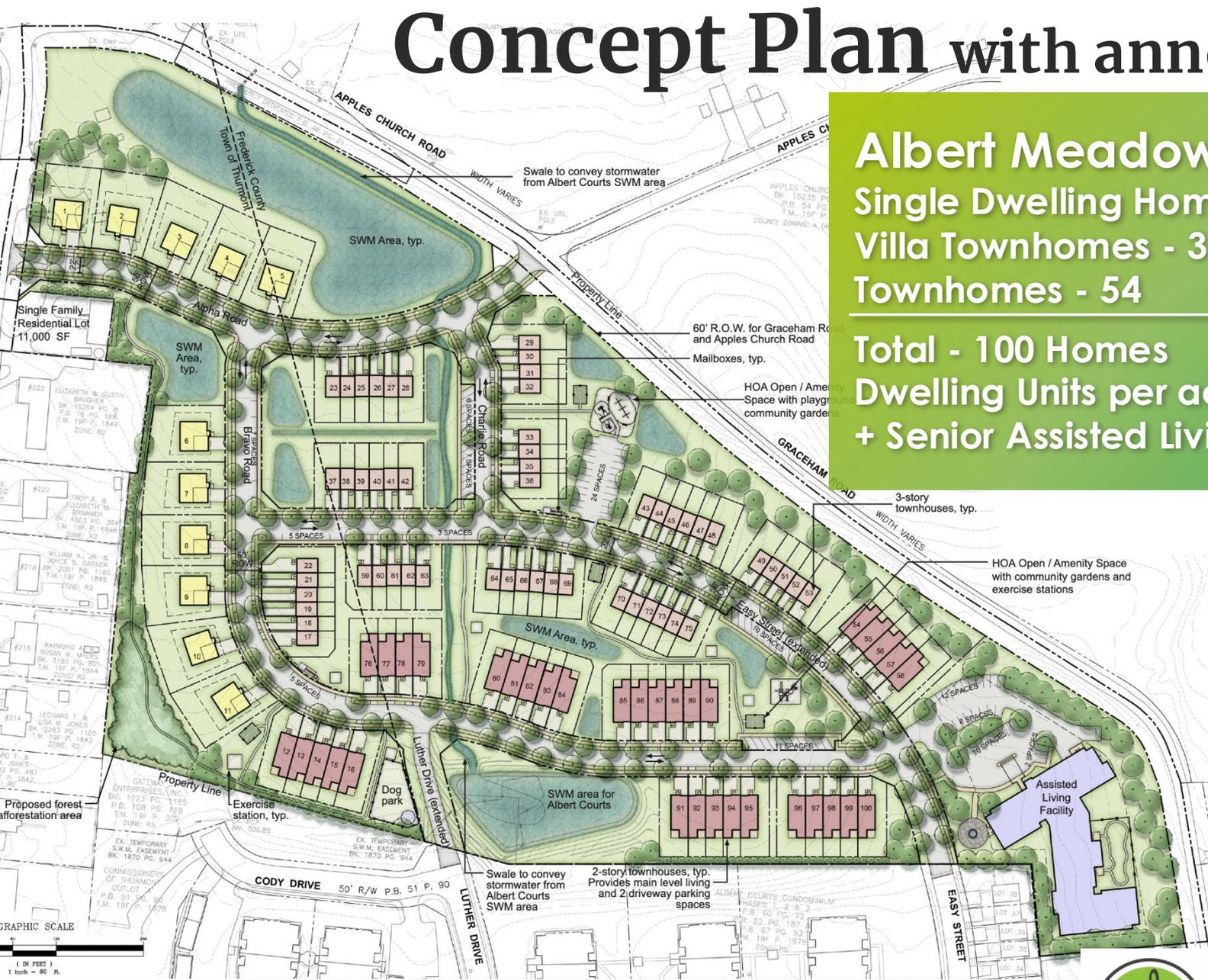
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# Concept Plan with annexation

**Albert Meadows**  
Single Dwelling Homes - 11  
Villa Townhomes - 35  
Townhomes - 54  

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Total - 100 Homes  
Dwelling Units per acre - 5.4  
+ Senior Assisted Living Facility



# Other Thurmont Communities in Development

<b>DEVELOPMENT</b>	<b>DWELLING UNITS</b>	<b>COMMENTS</b>
Hammaker Hills Development • Phase 1	36 Single Family	Construction is essentially complete
Hammaker Hills Development • Phase 2	22 Single Family	Under construction
Jeremiah Ott/Sky Ent. (Thurmont Bank) Apts.	9 Apartments	Construction permits issued
Mechanicstown LLC Development	31 Single Family	Final Plat conditionally approved
Mountain Brooke Development	11 Single Family	Final Plat has been submitted
Late Duplexes	2 Duplexes = 4 Units	Preliminary Plan under review
Leal Development	6 Single Family	Preliminary Plat under review
<b>Albert Meadows - Concept #1</b>	38	8 Two Story Villas • 30 Townhomes
<b>Albert Meadows - Concept #2</b>	100	11 Single Dwelling Units • 35 Two Story Villas • 54 Townhomes

\* Data as of summer of 2024



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**Comment  
& Questions?**



✉ [Info@Crossandcompany.com](mailto:Info@Crossandcompany.com)

☎ 301-682-9015