

From: [Steve Gammarino](#)
To: [Planning External Mailing](#)
Cc: [Councilmember Katz](#); councilmember.rice@montgomerycountymd.gov; [M-NCPPC](#); [Michael Bello](#); [Trudy Schwarz](#)
Subject: Annexation of Potomac Valley Shopping Center (PVSC)
Date: Sunday, May 01, 2016 4:40:41 PM
Attachments: [AnnexationMagruderLettertoGaithersburg4.30.2016Individual.docx](#)
[MagruderLocation Map-REVISED AREA4.2016.pdf](#)

Mr. John Bauer,

I am providing my written testimony related to the proposed annexation of the PVSC by the City of Gaithersburg.

As my letter states, I very concerned that the proposed annexation of the PVSC property has been changed since the M-NCPPC and the County approved it last year. Therefore, I believe this application as it stands should be denied and sent back to the M-NCPPC for appropriate review.

Steve Gammarino

Gaithersburg Planning Commission Chair
John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 1, 2016

Dear Commissioner Bauer:

As an area resident, I'm writing to express my concerns regarding the upcoming planned annexation and rezoning of the Potomac Valley Shopping Center (PVSC). Although most of the area communities are not in Gaithersburg city limits, they are significantly affected by the proposed annexation of this property. This proposed annexation and especially the proposed rezoning, could ultimately compromise the area's suburban character. Specifically, I have the following concerns and/or recommendations:

- 1) **Annexation of PVSC** – The annexation of the PVSC property has been materially revised since the M-NCPP review and approval in November, 2015. Specifically, the location map for this annexation includes the entire intersection of Route 28 and Route 124 even though properties on two of the intersections that abut Quince Orchard High School and the Johnson property are not in the city. Additionally, part of the proposed PVSC annexed property is now removed from the annexation and will remain in the County. This will create an enclave of County property totally surrounded by the City of Gaithersburg. I don't think the Montgomery County Planning Board (M-NCPPC) and the County Council would have approved an annexation with these characteristics. At a minimum, this revised proposal should be sent back to the M-NCPPC for its review.
Reference map of PVSC proposed annexation.

- 2) **Annexation of Properties Adjacent to Routes 28 and 124** – I am concerned that with the planned annexations by the City of Gaithersburg these three corners of Routes 28 and 124 will be rezoned to Mixed Use Development (MXD). This rezoning would allow for significant commercial and residential development. My concerns are heightened by the long-term vision, as stated in Gaithersburg's Master Plan, for redevelopment of this area as a high-density Gateway to the City of Gaithersburg. This is contrary to the current zoning designed for low-density suburban living including an agricultural reserve to the west. I would be concerned if there were changes to have dense commercial/residential development. As area residents and the County planners have observed, the local roads and schools are already overcrowded creating significant traffic and safety issues. Further, high rise buildings would change the look and character of this intersection considerably from a suburban landscape to a urban area. The area could potentially lose many needed and community resources such as the grocery store, banks, restaurants and small businesses. In sum, I am opposed to changing the zoning for these properties.

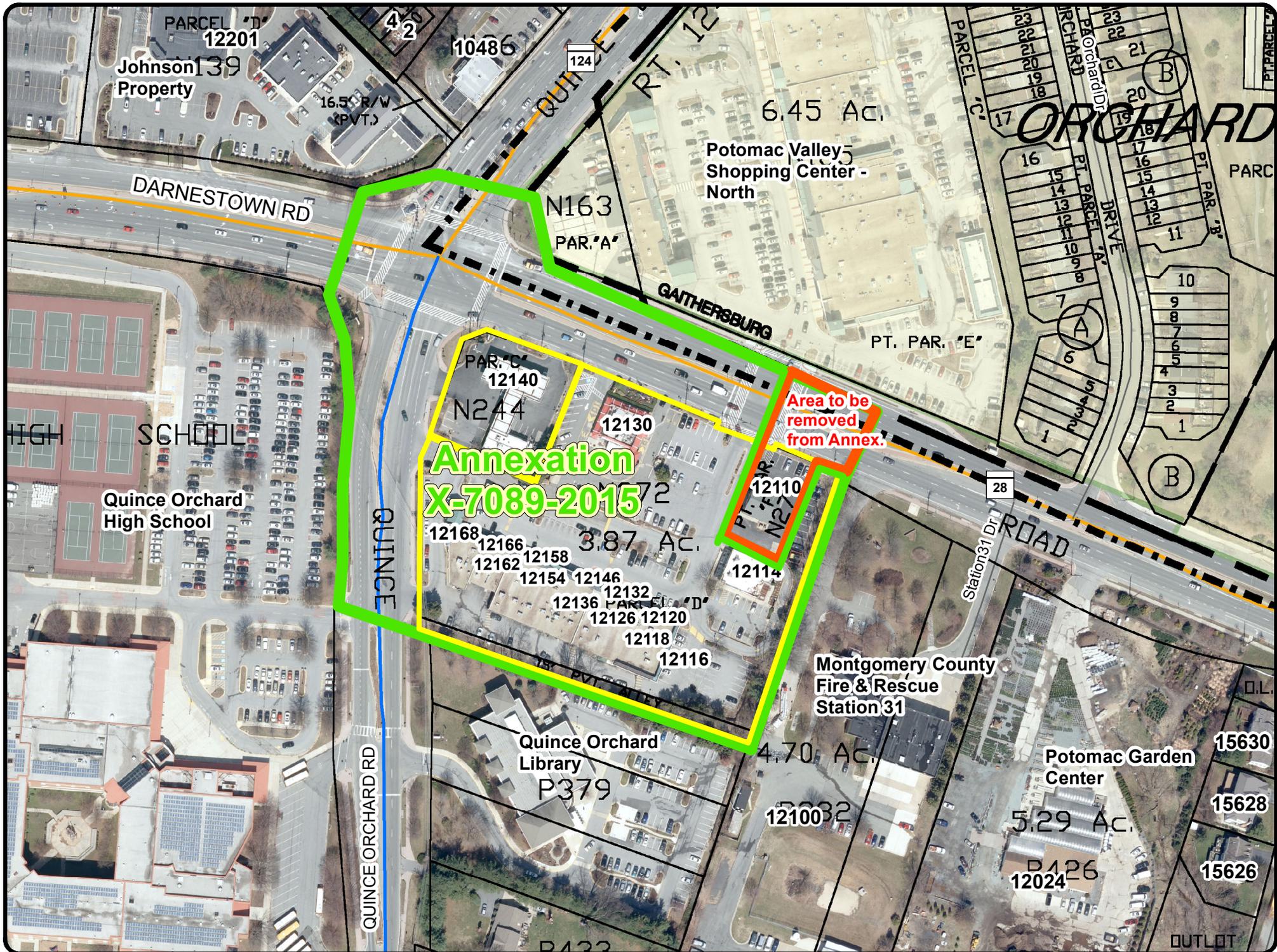
- 3) **Future Development PVSC** - Thankfully, the existing owners of PVSC have stated that they are not planning any residential building on this property. However, since the proposed MXD zoning allows housing, if this proposal is approved advance notice should be given to all area residents, including those not in the City of Gaithersburg. Additionally, appropriate studies (e.g., shadow, traffic, school impact, crime, etc.) should be conducted to ensure that any changes do not adversely affect the area communities.
- 4) **School Capacity Standards** –Our schools in the Quince Orchard Cluster (QOC) are deemed by the Montgomery County Planning Department to have “inadequate” student capacity. Our concerns are exacerbated by the City’s new Adequate Public Facilities Ordinance (APFO) of 150% - per school, before imposing a moratorium on new residential development. This APFO is inconsistent and significantly higher than Montgomery County’s standard of 120% - per cluster. I’ve been informed by staff in your planning office that this could result in residential development on the Magruder property even if the Quince Orchard Cluster exceeds the County’s moratorium standard for new development of 120%. Even though the current plans have no residential component, the community is concerned about MXD zoning on this property, which could allow for residential development in the future.

Given the observations and concerns expressed in this letter, I respectfully request this annexation be denied and sent back to the M-NCPPC for its review. I’ve copied County Council members and officials at the M-NCPPC so that they are aware of the changes made to the proposed annexation of the PVSC property.

Sincerely,

Stephen Gammarino

Cc: Gaithersburg Mayor Jud Ashman
Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Montgomery County Planning Board Chair, Casey Anderson
Montgomery County Planning, Michael Bello
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz



X-7089-2015 Location Map-REVISED AREA



The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. All rights reserved. 4/1/2016 • tschwarz

From: [Richard Schinner](#)
To: [Planning External Mailing](#)
Cc: [Scott McDowell](#); [Annie Mo](#); [Katie Rapp](#); [hama714@aol.com](#); [mtpatric@mac.com](#); [good4mom@gmail.com](#); [scott97@comcast.net](#); [david.soho.lee@gmail.com](#); [NaomiYount@westat.com](#); [gary@speicherteam.com](#); [sheldonali20879@comcast.net](#); [jelm3@comcast.net](#); [jason_cota@hotmail.com](#); [martin.cunniff@arentfox.com](#); [mmehra@qbiop.com](#); [walter@wejohnson.org](#); [roxsteve@verizon.net](#); [Tillery, Diane](#); [Michelle Katon](#); [Mark Tabar](#); [Jeff Odom](#); [Steve Gammarino](#)
Subject: Annexation Petition X-7089
Date: Sunday, May 01, 2016 7:40:31 PM
Attachments: [GaithersburgPlanningComm_JohnBauer_050116.pdf](#)

Gaithersburg Planning Commission Chair
John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 1, 2016

Dear Commissioner Bauer:

The residents of our collective communities, representing over 500 families, strongly oppose annexation petition X-7089 of the Potomac Valley Shopping Center (PVSC) known as the Magruder property into the City of Gaithersburg. We believe that redevelopment of this property and others at the intersection of Darnestown Road (Rt. 28) and Quince Orchard Road (Rt. 124) as an "Urban Gateway" into the City as referenced in the Gaithersburg Master Plan will have a detrimental effect on both city and non-city residents alike.

Specifically, our residents are concerned that the annexation and subsequent redevelopment will; (1) change the valued suburban character of this particular area, (2) place additional burdens on our overcrowded area schools (due to higher allowed densities in the City before the development moratorium applies under the Adequate Public Facilities Ordinance), (3) significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection and (4) increase traffic along Route 28 to the point that all residents in this general area suffer directly.

Lastly, we are concerned that the annexation of the PVSC property has been materially revised since the M-NCPP review in November, 2015. Part of the proposed PVSC annexed property is now removed from the annexation and will remain in the County. This will create an enclave of County property totally surrounded by the City of Gaithersburg. Additionally, the location map for this annexation includes the entire intersection of Route 28 and Route 124 even though properties on the two sides of the intersection that abut Quince Orchard High School and the Johnson property are not in the City. We do not think the M-NCPP and the County Council would support an annexation with these characteristics

Given the above concerns, we respectfully request the annexation be denied and be sent back to M-NCPP for review.

Sincerely,

***Richard Schinner
President, Orchard Knolls HOA
301-977-5196

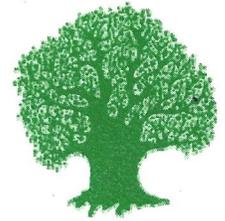
Mayor and City Council
X-7089-2015
Ex. 235

evantage@comcast.net

******Signed copy attached and mailed through USPS May 1, 2016***

Cc: Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz

ORCHARD KNOLLS



HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS
INCORPORATED 1989

Gaithersburg Planning Commission Chair
John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 1, 2016

Dear Commissioner Bauer:

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Specifically, our residents are concerned that the annexation and subsequent redevelopment will; (1) change the valued suburban character of this particular area, (2) place additional burdens on our overcrowded area schools (due to higher allowed densities in the City before the development moratorium applies under the Adequate Public Facilities Ordinance), (3) significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection and (4) increase traffic along Route 28 to the point that all residents in this general area suffer directly.

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ORCHARD KNOLLS



HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS
INCORPORATED 1989

Given the above concerns, we respectfully request the annexation be denied and be sent back to M-NCPP for review.

Sincerely,

Annie Mo
President, Hidden Ponds HOA

Munish Mehra
President, Willow Ridge Comm. Assoc.

* Richard Schinner
President, Orchard Knolls HOA

Walter Johnson
Orchard Hills Comm. Assoc.

Lee Bowes
President, Quince Orchard Knolls Comm. Assoc.

Susan Fitzpatrick
President, North Potomac Citizens Assoc.

Renee
Quince Haven HOA

Cc: Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz

From: [Scott McDowell](#)
To: [Richard Schinner](#)
Cc: [Planning External Mailing](#); [Annie Mo](#); [Katie Rapp](#); [hama714@aol.com](#); [mtpatric@mac.com](#); [good4mom@gmail.com](#); [scott97@comcast.net](#); [david.soho.lee@gmail.com](#); [NaomiYount@westat.com](#); [gary@speicherteam.com](#); [sheldonal20879@comcast.net](#); [jelm3@comcast.net](#); [jason_cota@hotmail.com](#); [martin.cunniff@arentfox.com](#); [mmehra@qbiop.com](#); [walter@wejohnson.org](#); [roxsteve@verizon.net](#); [Tillery_Diane](#); [Michelle Katon](#); [Mark Tabar](#); [Jeff Odom](#); [Steve Gammarino](#)
Subject: Re: Annexation Petition X-7089
Date: Sunday, May 01, 2016 7:43:39 PM

For the general public email should we not include the Johnson's property request that they just resubmitted into a single email?

Below addresses Magruder's but why not kill two stones at once. I do understand this is the more formal letter below and needs to be more specific but I also believe that this letter will not be "received" as well unless we have those 500 families knocking at their digital doors.

Scott

On May 1, 2016, at 7:40 PM, Richard Schinner <evantage@comcast.net> wrote:

Gaithersburg Planning Commission Chair
John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 1, 2016

Dear Commissioner Bauer:

The residents of our collective communities, representing over 500 families, strongly oppose annexation petition X-7089 of the Potomac Valley Shopping Center (PVSC) known as the Magruder property into the City of Gaithersburg. We believe that redevelopment of this property and others at the intersection of Darnestown Road (Rt. 28) and Quince Orchard Road (Rt. 124) as an "Urban Gateway" into the City as referenced in the Gaithersburg Master Plan will have a detrimental effect on both city and non-city residents alike.

Specifically, our residents are concerned that the annexation and subsequent redevelopment will; (1) change the valued suburban character of this particular area, (2) place additional burdens on our overcrowded area schools (due to higher allowed densities in the City before the development moratorium applies under the Adequate Public Facilities Ordinance), (3) significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection and (4) increase traffic along Route 28 to the point that all residents in this general area suffer directly.

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surrounded by the City of Gaithersburg. Additionally, the location map for this annexation includes the entire intersection of Route 28 and Route 124 even though properties on the two sides of the intersection that abut Quince Orchard High School and the Johnson property are not in the City. We do not think the M-NCPP and the County Council would support an annexation with these characteristics

Given the above concerns, we respectfully request the annexation be denied and be sent back to M-NCPP for review.

Sincerely,

***Richard Schinner
President, Orchard Knolls HOA
301-977-5196
evantage@comcast.net

******Signed copy attached and mailed through USPS May 1, 2016***

Cc: Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz

<GaithPlanningComm_JohnBauer_050116.pdf>

From: [Katie Rapp](#)
To: [Scott McDowell](#); [Richard Schinner](#)
Cc: [Planning External Mailing](#); [Annie Mo](#); [hama714@aol.com](#); [mtpatric@mac.com](#); [good4mom@gmail.com](#); [scott97@comcast.net](#); [david.soho.lee@gmail.com](#); [NaomiYount@westat.com](#); [gary@speicherteam.com](#); [sheldonali20879@comcast.net](#); [jelm3@comcast.net](#); [jason_cota@hotmail.com](#); [martin.cunniff@arentfox.com](#); [mmehra@qbiop.com](#); [walter@wejohnson.org](#); [roxsteve@verizon.net](#); [Tillery, Diane](#); [Michelle Katon](#); [Mark Tabar](#); [Jeff Odom](#); [Steve Gammarino](#)
Subject: Re: Annexation Petition X-7089
Date: Sunday, May 01, 2016 7:45:55 PM

No Scott. Let's deal with this one at a time. I'll come up with bullet points to send out about Magruders.

Thanks,
Katie

From: Scott McDowell <scottmcdowell@mac.com>
To: Richard Schinner <evantage@comcast.net>
Cc: planning@gaithersburgmd.gov; [Annie Mo <annixymo@gmail.com>](mailto:annixymo@gmail.com); Katie Rapp <wookyluvr2002@yahoo.com>; ["hama714@aol.com" <hama714@aol.com>](mailto:hama714@aol.com); ["mtpatric@mac.com" <mtpatric@mac.com>](mailto:mtpatric@mac.com); ["good4mom@gmail.com" <good4mom@gmail.com>](mailto:good4mom@gmail.com); ["scott97@comcast.net" <scott97@comcast.net>](mailto:scott97@comcast.net); ["david.soho.lee@gmail.com" <david.soho.lee@gmail.com>](mailto:david.soho.lee@gmail.com); ["NaomiYount@westat.com" <NaomiYount@westat.com>](mailto:NaomiYount@westat.com); ["gary@speicherteam.com" <gary@speicherteam.com>](mailto:gary@speicherteam.com); ["sheldonali20879@comcast.net" <sheldonali20879@comcast.net>](mailto:sheldonali20879@comcast.net); ["jelm3@comcast.net" <jelm3@comcast.net>](mailto:jelm3@comcast.net); ["jason_cota@hotmail.com" <jason_cota@hotmail.com>](mailto:jason_cota@hotmail.com); ["martin.cunniff@arentfox.com" <martin.cunniff@arentfox.com>](mailto:martin.cunniff@arentfox.com); ["mmehra@qbiop.com" <mmehra@qbiop.com>](mailto:mmehra@qbiop.com); ["walter@wejohnson.org" <walter@wejohnson.org>](mailto:walter@wejohnson.org); ["roxsteve@verizon.net" <roxsteve@verizon.net>](mailto:roxsteve@verizon.net); ["Tillery, Diane" <dtillery@statesattorney.us>](mailto:Tillery, Diane <dtillery@statesattorney.us>); Michelle Katon <katon5@hotmail.com>; Mark Tabar <homaitabar@yahoo.com>; Jeff Odom <jvodom@gmail.com>; Steve Gammarino <steve.gammarino@gmail.com>
Sent: Sunday, May 1, 2016 7:43 PM
Subject: Re: Annexation Petition X-7089

For the general public email should we not include the Johnson's property request that they just resubmitted into a single email?

Below addresses Magruder's but why not kill two stones at once. I do understand this is the more formal letter below and needs to be more specific but I also believe that this letter will not be "received" as well unless we have those 500 families knocking at their digital doors.

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John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 1, 2016

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Given the above concerns, we respectfully request the annexation be denied and be sent back to M-NCPP for review.

Sincerely,

***Richard Schinner
President, Orchard Knolls HOA
301-977-5196
evantage@comcast.net

*****Signed copy attached and mailed through USPS May 1, 2016**

Cc: Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz

<GaithPlanningComm_JohnBauer_050116.pdf>

From: [Katie Rapp](#)
To: [Planning External Mailing](#); [CityHall External Mail](#)
Cc: [Councilmember Katz's Office](#); [Councilmember Rice's Office](#); [Lindsay Hoffman](#); [Munish Mehra](#); [Jeff Odom](#); [mcp-chair@mncppc-mc.org](#); [Fred Boyd](#); [Michael Bello](#)
Subject: Magruder property annexation
Date: Sunday, May 01, 2016 9:53:33 PM

Dear Mayor Ashman, Councilmembers, planning staff:

I served as president of Willow Ridge Civic Assn for about 11 years and continue to serve on the board. Several Quince Orchard/North Potomac area community organizations, including WRCA, have submitted a separate joint letter. I am in support of the points they raise and hope you will consider them carefully. I am writing with my own personal concerns. I am against the Magruder property annexation.

- * The M&T Bank creates an illegal enclave, a little piece of county completely surrounded by city of Gaithersburg. This is substantially different than the map that county planner Fred Boyd reviewed last fall, and it should go back to the county for further review.
- * The inclusion of the entire QO/28 intersection in this annexation appears to be an attempt to pave the way for the Johnson annexation. Their extremely tenuous link to the city suddenly becomes more robustly "adjacent and contiguous" if the entire footprint of the intersection is annexed with the Magruder property. The county should review this, as well.
- * The plan changes the max height from 10 stories (ridiculous at this location) down to 5 (still too high next to the high school). In my opinion, to preserve the suburban character of the area and safety near the high school, the max height should be 3 stories. I am very concerned about pedestrian safety, as my son will be a QOHS freshman starting next fall, and we are walkers from Willow Ridge. I do not want to see 5 story buildings at this intersection.
- * As you're aware, traffic is a continuing problem. Adding substantially to the commercial development at the corner is not going to help us.
- * I continue to find it troubling that the surrounding community is not represented by the elected officials in the city. I appreciate the process you have in place and my ability to be a part of the process. But in the end, you all represent the interests of the residents of Gaithersburg and this does not include the county residents surrounding this intersection. Annexation feels like an encroachment of the city into our backyards (and that is literal, in the case of the Johnson property).
- * The annexation does not serve the surrounding community. It may help Magruder re-develop the properties if they're both in the city. That's fine. He does not need the intersection. And the withdrawal of M&T bank looks like a deal-breaker to me. You can't build a city around individual businesses.

Please deny this annexation request completely. If you want it to remain on the table, at the very least send it back to the county planners so they can look at the new map.

Thank you,

Katie Rapp
12515 Carrington Hill Dr
Willow Ridge

From: jelm3@comcast.net
To: [Planning External Mailing](#)
Subject: Magruder Annexation, X-7089-2015
Date: Sunday, May 01, 2016 9:53:40 PM

To the Gaithersburg Planning Board:

As a resident and former President of Orchard Hills HOA, directly across the intersection from the Magruder property which has been proposed for annexation, I am writing to express my strong opposition to the annexation. The proposal represents a significant and universally unwelcome change to our neighborhood, and should go through the standard county zoning process, not be absorbed into the City in order to circumvent that process.

For all the following reasons, this annexation should not be allowed to proceed.

1) ANNEXATION WOULD CREATE AN ILLEGAL ENCLAVE

The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. Specifically, M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg). This is a reason for the annexation request to go back to the county so that it can be reviewed again.

2) INTERSECTION TO BE ANNEXED UNNECESSARILY

In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is in no way needed by the Magruders for their shopping center to be annexed. To the extent this is simply a means to enhance the chances of the adjacent Johnson property for annexation -- to further erode the character of our neighborhood -- it is a devious means to an unwanted end.

3) PROPOSED BUILDING HEIGHT OF FIVE STORIES IS INAPPROPRIATE

We do not need a five-story building next to the high school. The height of the proposed building would be visible from my rear deck; it dwarfs anything within miles and completely conflicts with our residential area.

4) TRAFFIC ISSUES EXACERBATED

The traffic on Route 28 is already a parking lot each and every rush hour between Quince Orchard Road and Riffle Ford Road. The proposed development of this area, without any plans for addressing the preexisting traffic issues, is a recipe for disaster.

5) UNITED OPPOSITION BY IMPACTED COMMUNITIES

A number of neighboring communities -- including Orchard Hills, Willow Ridge, North Potomac Citizen's Association, Orchard Knolls, Hidden Ponds, and more -- are

uniformly opposed to the annexation. There simply is no support in the impacted community for the proposal.

Again, I strongly oppose the proposed annexation. It should, at the very minimum, be returned to the County Council for its review of the current proposal.

Sincerely,

Michael B. Lehrhoff
12118 McDonald Chapel Dr.
Gaithersburg, MD 20878
jelm3@comcast.net

From: [Binh Do](#)
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Magruder annexation
Date: Sunday, May 01, 2016 10:02:49 PM

To whom it may concern,

This is Tim and Binh Nee and we reside in the Willow Ridge development, one of the properties surrounding the Magruder's property.

We are writing in regard to the proposal of the Magruder's Annexation to the City of Gaithersburg. We are aware that the proposed plan is to have 5 stories buildings and no residential development.

This high density development will

- **significantly impact the already congested traffic condition we have in the surrounding areas especially in the intersection of Rt 28 and Quince Orchard Rd and also west bound on Rt 28.** This increase in traffic will also cause safety concerns (especially pedestrian safety) for the students at Quince Orchard High School as the school is on the corner of Quince Orchard Rd and Rt. 28 and across from this development.
- **significantly impact the overcapacity problems we currently have with surrounding schools (Elementary, Middle and High School)**
- **have significant impact on current infrastructure**
- **change the scenery of the surrounding neighborhoods as they are of low to medium density developments. We DON'T have ANY buildings in ANY of the surrounding neighborhoods that are 5 stories high**

Please consider our concerns before making any decisions on the annexation.
PLEASE DO NOT SUPPORT and/or APPROVE THIS ANNEXATION!!!!

Thank you very much for your time and consideration,
Tim and Binh Nee
Willow Ridge Residents

From: drjaymo@aol.com
To: [Planning External Mailing; councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall.External.Mail;](mailto:CityHall.External.Mail@councilmember.katz@montgomerycountymd.gov)
councilmember.katz@montgomerycountymd.gov
Subject: DENY MAGRUDER ANNEXATION
Date: Sunday, May 01, 2016 10:06:40 PM

As a member of the North Potomac community, I beg you to deny the Magruder and Johnson property annexation requests. Annexing those properties will increase the traffic and crowding, which is already a problem. It will create a dangerous situation for kids walking to and from the high school. It will change the whole character of the area. As a resident living off of Jones Lane, the corner of 28/QO Rd is OUR little town and we don't want it to change. The schools are already overcrowded and adding more housing is absolutely insane.

Deny the annexation requests.

Jayne Holstein, MD
Altice Ct.
North Potomac, MD

From: [Sylvia Greenberg](#)
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Magruder property annexation
Date: Sunday, May 01, 2016 10:40:10 PM

Please send the annexation request back to the county so that it can be reviewed again. The refusal of the M&T Bank in this shopping center creates an illegal enclave. Furthermore, it is clear to area residents that the sole reason for adding the intersection to the annexation is to pave the way for the Johnson property annexation, which would increase the area of city of Gaithersburg that the Johnson property adjoins and make their annexation request appear less tenuous. This is an aggressive move by the city to encroach more and annex more land in the Quince Orchard area. The modified Johnson plans are at odds with the desires and vision of area residents. Please consider these issues when reexamining this request.

Sylvia Greenberg
20878

From: [Annie Mo](#)
To: [Planning External Mailing; councilmember.katz@mccouncilmd.lmhostediq.com; mcp-chair@mncppc-mc.org; councilmember.rice@montgomerycountymd.gov; Trudy Schwarz; michael.bello@montgomeryplanning.org](#)
Subject: Annexation of Potomac Valley Shopping Center (PVSC)
Date: Monday, May 02, 2016 12:30:27 AM
Attachments: [GaithersburgPlanComm_050216](#)

Gaithersburg Planning Commission Chair
John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 2, 2016

Dear Commissioner Bauer:

The residents of our collective communities, representing over 500 families, strongly oppose annexation petition X-7089 of the Potomac Valley Shopping Center (PVSC) known as the Magruder property into the City of Gaithersburg. We believe that redevelopment of this property and others at the intersection of Darnestown Road (Rt. 28) and Quince Orchard Road (Rt. 124) as an "Urban Gateway" into the City as referenced in the Gaithersburg Master Plan will have a detrimental effect on both city and non-city residents alike.

Specifically, our residents are concerned that the annexation and subsequent redevelopment will; (1) change the valued suburban character of this particular area, (2) place additional burdens on our overcrowded area schools (due to higher allowed densities in the City before the development moratorium applies under the Adequate Public Facilities Ordinance), (3) significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection and (4) increase traffic along Route 28 to the point that all residents in this general area suffer directly.

Lastly, we are concerned that the annexation of the PVSC property has been materially revised since the M-NCPP review in November, 2015. Part of the proposed PVSC annexed property is now removed from the annexation and will remain in the County. This will create an enclave of County property totally surrounded by the City of Gaithersburg. Additionally, the location map for this annexation includes the entire intersection of Route 28 and Route 124 even though properties on the two sides of the intersection that abut Quince Orchard High School and the Johnson property are not in the City. We do not think the M-NCPP and the County Council would support an annexation with these characteristics

Given the above concerns, we respectfully request the annexation be denied and be sent back to M-NCPP for review.

Sincerely,

***Annie Mo
President, Hidden Ponds HOA
301-339-3081
anniexymo@gmail.com

Mayor and City Council
X-7089-2015
Ex. 243

******Signed copy attached***

Cc: Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz

Gaithersburg Planning Commission Chair
John Bauer
City Hall
31 South Summit Avenue
Gaithersburg, MD 20877

May 2, 2016

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Specifically, our residents are concerned that the annexation and subsequent redevelopment will; (1) change the valued suburban character of this particular area, (2) place additional burdens on our overcrowded area schools (due to higher allowed densities in the City before the development moratorium applies under the Adequate Public Facilities Ordinance), (3) significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection and (4) increase traffic along Route 28 to the point that all residents in this general area suffer directly.

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Given the above concerns, we respectfully request the annexation be denied and be sent back to M-NCPP for review.

Sincerely,



Annie Mo
President, Hidden Ponds HOA

Munish Mehra
President, Willow Ridge Comm. Assoc.

Richard Shinner
Orchard Knolls HOA

Walter Johnson
Orchard Hills Comm. Assoc.

Lee Bowes
President, Quince Orchard Knolls Comm. Assoc.

Susan Fitzpatrick
President, North Potomac Citizens Assoc.

Renee
Quince Haven HOA

Cc: Montgomery County Council member Sidney Katz,
Montgomery County Council member Craig Rice
Planning Division Chief, Martin Matsen, AICP
Long Range Planning Manager, Rob Robinson, AICP
Community Planning Manager, Trudy Schwarz

From: [Vahiede Nabavian](#)
To: [Planning External Mailing](#)
Subject: Annexation of Mcdonald
Date: Monday, May 02, 2016 9:11:29 AM

Please stop annexation of Mcdonald. over crowding and teraffic already has impacted badly to our area.

concerned neighbor,

Vahiede Nabavian

From: [Kristen Lalos](#)
To: [Planning External Mailing](#)
Subject: Magruder Annexation- A Bad Plan
Date: Monday, May 02, 2016 10:18:22 AM

To Whom It May Concern,

This letter is in regards to the proposed annexation of the Quince Orchard Road/ Route 28 intersection, as well as the Magruder Property, into the City of Gaithersburg.

We are homeowners in the Quince Orchard cluster, with students at both Ridgeview Middle, as well as Jones Lane Elementary. Please note that we are **STRONGLY OPPOSED** to the annexation of these two areas, as well as that of the Johnson Property, into the City of Gaithersburg. We are deeply troubled by the proposed development plans currently being submitted. These plans will have a **VERY ADVERSE** impact on what is already a congested intersection, as well feeding many more children into schools that are already stressed by overcrowding and lack of funding. What's more, homeowners who purchased in the surrounding North Potomac communities did so with the expectation that we would be living and raising families in a less-developed area of the county. The proposed plans, with density and commercial components far in excess of what the county permits, strongly threaten what we want in this area.

Please know that residents of this area are watching your decisions very carefully regarding these critical issues. We hope that you will not act only in the interest of greedy and misguided developers, but will make a careful judgement based on what the residents of this area want. We will have to live with the results of your decisions for many years to come, and as county residents, will have no say in what happens to this pocket of Gaithersburg City encroachment. That is neither fair nor practical going forward, for any of us.

Thank you for your consideration.
Kristen Lalos

From: [Monica Spurgeon](#)
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Please DO NOT annex the MAGRUDER property!!!!
Date: Monday, May 02, 2016 9:53:21 AM

Dear Gaithersburg Planning,

I strongly oppose the annexation of the Magruder property on Quince Orchard and Rte 28 roads. Please DO NOT annex it into the city of Gaithersburg.

- The annexation would change the valued suburban character of this particular area
- Any future residential development would place additional burdens on our overcrowded area schools (due to higher allowed densities in the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
- Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
- The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly.

There does not seem to be any reason for the annexation besides corporate and city greed. As a citizen of the immediate surrounding area who will be adversely affected by this, I implore you to deny the annexation.

Sincerely,
Monica Spurgeon
12504 Shoemaker Way
North Potomac, MD

From: gang.dong
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Magruder property annexation (McDonalds corner)
Date: Monday, May 02, 2016 10:36:12 AM

Dear Planning board,

We'd like to express our concerns of the ongoing Magruder property annexation plan. We bought our new property at Hidden Ponds Way more than 10 years ago, purely with the desire to stay away from congested traffic and busy neighborhood. We both work in Bethesda, and commute every day either via Darnestown road or Great Seneca high way. So we enjoyed our current surroundings very much (in and out of neighborhood rather easily, go to almost any of the nearby events in time as we planned, and walk around neighborhood streets with no safety concerns). We strongly urge the board to reconsider the current annexation. We see the annexation as planned would significantly change the suburban character of this particular area. Any future residential/business development would place additional burdens on our areas which are already overcrowded with cars. We can foresee the increased development in these areas will further increase traffic along Route 28 and Great Seneca High Way. There are more concerns we can list, but thought those we are our main concerns. Thank you for your consideration.

Regards,
Gang Dong and Zhong Chen
16210 Hidden Ponds Way
Gaithersburg, MD 20878
gangd@hotmail.com

From: [Malla Rao](#)
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Annexation of the Magruder Property
Date: Monday, May 02, 2016 10:48:05 AM

To whom it may concern.

I live in the neighborhood of the Magruder Property and we are aware of the Johnson Property Annexation Plan Opposite Quince Orchard High School. The entire neighborhood is opposed to this annexation because of the crowding and the traffic congestion that will ensue if the proposed plan to develop more than 100 residences goes ahead in that property.

We are aware of that there is a proposal to annex the Magruder Property opposite Quince Orchard High School. It is not clear why the city would like to annex the street intersection in addition to the property. We feel that this is a misleading attempt to illustrate that the Johnson Property is abutting the street corner and hence will pave the way for the City to annex the Johnson property next, despite all the community concerns.

While the Johnson's have held a couple for meetings with the community, they have misrepresented the results of the meetings and convey that the community agrees with their plans. There is absolutely to community concurrence with their plans.

We have serious concerns with the City trying to annex the entire intersection in addition to the Magruder Property and would not like this to go forward.

Sincerely,

Malla Rao
Hidden Ponds Neighborhood

From: [Farb, Adam D CIV CNIC HQ, N3](#)
To: [Planning External Mailing](#)
Cc: ["councilmember.katz@montgomerycountymd.gov"; "councilmember.rice@montgomerycountymd.gov"; CityHall External Mail](#)
Subject: Magruder Annexation
Date: Monday, May 02, 2016 11:42:13 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16205 Orchard View Ct. Gaithersburg, MD 20878 and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Adam Farb

From: [Felice Weber](#)
To: [Planning External Mailing](#)
Subject: Magruder Properties
Date: Monday, May 02, 2016 11:42:20 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12321 Pissaro Drive and my children attend TMES . I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

____ Felice Weber _____ 5/2/2016 _____

From: [David Lee](#)
To: [Planning External Mailing](#)
Subject: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
cityhall@gaitthersburgmd.gov
Date: Monday, May 02, 2016 11:45:15 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 6 Bayswater Ct. in Gaithersburg, MD and my children attend TMES. I am also the PTA President for Thurgood Marshall ES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an enclave that will be completely surrounded by the City of Gaithersburg after being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. TMES is already overcrowded by 118% and with the projections will be over 125% in the next 5 years. Plus Rachel Carson ES is extremely overcrowded and with the new MXD zoning it could allow for a revision by the Magruders (or other developer) at some future point in time.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. I am worried about safety for the thousands of students that attend QO HS and have to deal with the already congested traffic at the intersection of Route 124 and Route 28. This could create a dangerous situation once the higher density commercial is completed.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

David

Mayor and City Council
X-7089-2015
Ex. 251

--

David Lee
TMES PTA President
Orchard Valley Resident
703-623-1721

From: [Sze, Deborah](#)
To: [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)
Subject: RE Annexation of Property and Johnson Family Development
Date: Monday, May 02, 2016 11:45:16 AM

I am a property owner in the Willow Ridge subdivision of Gaithersburg. I am very concerned about the negative consequences related to the development plans for the Johnson family property and also for the annexation of properties at the Rt 28 & Quince Orchard Road area. The development of the property and the annexation will have negative consequences for homeowners in the immediate area, and for homeowners going west towards Poolesville:

1. Increased traffic congestion on Rt 28 and west. This area is already a congested mess.
2. Increased headcount at local schools in the Quince Orchard cluster that are not able to handle an influx of additional students.
3. The effect of having multiple story residential buildings in an area that is currently all single family homes and townhomes will change forever the face of this community. People moved out here – many of us long ago – because it was single story residential.

The property owned by the Johnson family property should be kept at R200 30 singles homes and no more, and the annexation should involve a higher level of study insofar as traffic and school populations are concerned. I believe this in the best interest of those who live in this area.

-
Thank you.

Deborah Sze

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From: [Sandrine Church](#)
To: [Planning External Mailing](#)
Subject: Magruder Annexation - AGAINST
Date: Monday, May 02, 2016 11:47:50 AM

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at Orchard Knolls and my children attend RCES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Sandrine Church

From: [Kristen Steffens](#)
To: [Planning External Mailing](#)
Subject: Magruder Annexation
Date: Monday, May 02, 2016 11:48:03 AM

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 12314 Galesville Drive, Gaithersburg, and my children attend TMES and Ridgeview School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and decreased pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Kristen Steffens

From: [Rebecca Kelly](#)
To: [Planning External Mailing](#)
Subject: Magruder Annexation
Date: Monday, May 02, 2016 11:48:25 AM

To Whom it May Concern:

I am a concerned resident of Gaithersburg and my child attends TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) I believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 2.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School which my child will be attending in the future. I also grew up in the houses on Route 28 across from QOHS which I attended for all 4 of my high school years. I want my child to have the same experience I did and continue to enjoy the suburban feeling of the area as it is a major reason for us to continue living in the area.
- 3.) Plus with the new zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 4.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. Have you ever had to drive in this area when schools let out? It's extremely busy already. Any additions to the area would only create more havoc outside of a school where children are constantly crossing streets.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Rebecca Kelly

From: [Molly Hershey-Arista](#)
To: [Planning External Mailing](#)
Subject: Magruder property annexation
Date: Monday, May 02, 2016 11:50:13 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12536 Carrington Hill Dr. I have one child currently attending Thurgood Marshall ES and another who will attend TMES in coming years. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
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- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,
Molly Hershey-Arista

From: [Kristen Steffens](#)
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Magruder Annexation
Date: Monday, May 02, 2016 11:50:15 AM

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 12314 Galesville Drive, Gaithersburg, and my children attend TMES and Ridgeview School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and decreased pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Kristen Steffens

From: [Kevin Arista](#)
To: [Planning External Mailing](#)
Subject: Magruder and Johnson properties annexation
Date: Monday, May 02, 2016 11:51:20 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12536 Carrington Hill Drive and my children attend Thurgood Marshal Elementary. I am writing in opposition to annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of such an enclave.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) In addition, with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the immediate area.
- 5.) Further, with increased density comes increased traffic and additional risk to pedestrian safety.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work in this immediate area.

Regards,

Kevin Arista
12536 Carrington Hill Drive
Gaithersburg, MD 20878

From: [Jill Straniero](#)
To: [Planning External Mailing](#)
Subject: Magruder & Johnson Properties
Date: Monday, May 02, 2016 11:52:32 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16100 Riffle Ford Road and my children attend Thurgood Marshall ES and Ridgeview Middle School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,
Jill Straniero

--

Jill C. Straniero
301-814-9700

From: [Kelvin Choi](#)
To: [Planning External Mailing](#)
Subject: Magruder property annexation
Date: Monday, May 02, 2016 11:54:26 AM

To whom it may concern:

I am writing in reference to the Magruder property annexation at the intersection of Quince Orchard Road and Route 28. I am strongly oppose to the proposed annexation and below listed my rationales.

1. Unfair burden to surrounding county residents: While currently the Magruder family has not expressed a plan to change the use of the property, an annexation and rezoning to mixed commercial and residential use is troubling. One particularly concern is fairness. After annexation, the Magruder family only need to submit development plan to the City of Gaithersburg, while none of surrounding residents are residents of the City but residents of the county. I am serious concern that major development would be approved and take place without having any input from the county residents, as it is now even with the annexation proposal.
2. The annexation is not welcomed by the current tenants and surrounding residents: the fact that M&T Bank refused to be a part of the annexation speaks volume. The annexation plan is not welcomed by current tenants and residents. It has the potential to greatly increase population density and traffic, which is burdening an already very busy intersection. Also, the potential increase in traffic volume also endanger the high school students who cross the intersection every morning and afternoon to get to and leave Quince Orchard High School.
3. A related unwelcome annexation of the Johnson property: the city is currently also considering the annexation of the Johnson property, which is at the northwest corner of the same intersection in discussion. Many residents have reflected their disapproval of the annexation plan to the city, the county, and directly to Mr. Johnson. Yet Mr. Johnson insisted on submitting an unwelcome annexation and development plan to the city. Annexation of the Magruder property set a precedent for the Johnson property annexation, and I strongly oppose both annexation.
4. Changing the characteristic of the area: We purchase a home in this area because of the suburban environment. The proposed Magruder (and Johnson) annexation will dramatically change that suburban environment to a more commercial and urban environment. This is not my liking, and also not in agreement with the county master plan.

I understand that a number of community associations and HOAs in the Quince Orchard/North Potomac area have signed a joint letter to the city of Gaithersburg asking that the Magruder annexation be denied and sent back to the county planning department for further review (since it has changed quite a lot since the version that went through the county review last fall). I am writing to echo that request and sincerely hope that the city will do the right thing.

Regards,
Kelvin Choi

From: [Sana Chehimi](#)
To: [Planning External Mailing](#)
Subject: Opposing the annexation of the Magruder properties
Date: Monday, May 02, 2016 12:01:08 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Quince Orchard Knolls and my children attend Thurgood Marshall Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Best wishes,

Sana Chehimi

From: [Darren Straniero](#)
To: [Planning External Mailing](#)
Subject: re: Magruder Annexation
Date: Monday, May 02, 2016 12:03:38 PM

Dear City Planner and esteemed City Council Members with City of Gaithersburg,

I am a concerned resident at 16100 Riffle Ford Road and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for the following reasons:

- 1.) After finding out the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Additionally, with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope the City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,
Darren

Darren Straniero, CFP®
p:301.917.2317 | m:703.856.7979 | w:onplanefinancial.com

Mayor and City Council
X-7089-2015
Ex. 262

photo

"Do Well. Be Well. Financially."

Registered Representative and Financial Advisor, Park Avenue Securities, LLC (PAS).
Securities products/services and advisory services are offered through PAS. registered
broker/dealer and investment advisor, 800-221-3253
Financial Representative, The Guardian Life Insurance Company of America
(Guardian), New York, NY. PAS is an indirect, wholly owned subsidiary of Guardian.
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From: [jennifer](#)
To: [Planning External Mailing](#)
Subject: Magruder Property
Date: Monday, May 02, 2016 12:08:15 PM

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it

Jennifer Flynn

From: [Christine Sweeney](#)
To: [Planning External Mailing](#)
Subject: Magruder Annexation Proposal
Date: Monday, May 02, 2016 12:09:16 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16001 Daven Pine Court and my children attend Thurgood Marshall Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,
Christine Sweeney

From: danyl8@aol.com
To: [Planning External Mailing](#)
Subject: Annexation Of Magruder Property
Date: Monday, May 02, 2016 12:09:31 PM

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you,
Danielle Walker
15125 Winesap Drive
North Potomac, Md 2078

From: [Susan Hayashi](#)
To: [Planning External Mailing](#)
Subject: Annexation of the Magruder property
Date: Monday, May 02, 2016 12:13:07 PM

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you!

Susan Hayashi

Potomac Chase Neighborhood

From: [Sze, Deborah](#)
To: [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](mailto:councilmember.katz@montgomerycountymd.gov)
[councilmember.rice@montgomerycountymd.gov;](mailto:councilmember.rice@montgomerycountymd.gov) [CityHall External Mail](#)
Subject: Annexation of Magruder Properties
Date: Monday, May 02, 2016 12:20:17 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12543 Carrington Hill Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Deborah Sze

Mayor and City Council
X-7089-2015
Ex. 267

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From: cmsilvey@gmail.com on behalf of [Carolyn Silvey](#)
To: [Planning External Mailing](#)
Subject: Magruder annexation
Date: Monday, May 02, 2016 12:22:40 PM

It has come to my attention that the comment period for the Magruder property annexation (at the corner of Quince Orchard Rd and Rt. 28) ends today. PLEASE, deny the annexation of the Magruder property and send back it to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

The revised plan still calls for extensive commercial development. This is a congested intersection directly across from our high school, so it experiences heavy pedestrian traffic during the school day and during school events (sporting events, theater shows, etc.). Additional development will only increase the risks to students and lengthen the traffic delays that affect this intersection, especially during rush hour.

Thank you,
Carolyn Silvey
14513 Omaha Court

From: [Frederick Powe](#)
To: [Planning External Mailing](#)
Cc: councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Magruder Annexation
Date: Monday, May 02, 2016 12:26:10 PM

To Planning Commission,

Please deny the annexation of the Magruder property (corner of Quince Orchard and rte. 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you,

Doug

--

F. Douglas Powe, Ph.D.

James C. Logan Professor of Evangelism and Professor of Urban Ministry

From: [Russell Kellogg](#)
To: [Planning External Mailing](#)
Subject: Annexation of the Magruder properties by the City of Gaithersburg
Date: Monday, May 02, 2016 12:27:52 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12437 Galesville Dr and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

You may contact me anytime to discuss this.

Regards,

Russ Kellogg
Gaithersburg Resident
Cell: (617) 759-9390

From: [Sherri Wood-Powe](#)
To: [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)
Subject: Magruder Property Annexation
Date: Monday, May 02, 2016 12:29:37 PM

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you!

--

Sherri E. Wood-Powe
swoodpove@gmail.com

From: [Jeff Odom](#)
To: [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)
Subject: Magruder Annexation Objection
Date: Monday, May 02, 2016 12:30:18 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12535 Carrington Hill Dr in the Willow Ridge neighborhood and my daughter attends QOHS. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.

- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.

- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)

- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the

Mayor and City Council
X-7089-2015
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Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jeff Odom

President, Willow Ridge Civic Association

From: [Abbett, Kathy](#)
To: [Planning External Mailing](#)
Subject: Annexation proposal
Date: Monday, May 02, 2016 12:30:20 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12539 Carrington Hill Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Kathy Abbett
Financial Advantage Associates, Inc.
1803 Research Blvd., Suite 401
Rockville, MD 20850

Mayor and City Council
X-7089-2015
Ex. 273

Phone: 301.610.0071
Fax: 301.610.0079
E-mail: kathy@finadvinc.com

From: [Mindy Cen](#)
To: [Planning External Mailing](#)
Subject: Magruder Annexation
Date: Monday, May 02, 2016 12:36:51 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Quince Haven and my children attend TMES (or insert school). I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,
Mindy Yu

From: [Tim Allemong](#)
To: [Planning External Mailing: councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov);
councilmember.rice@montgomerycountymd.gov; [CityHall External Mail](#)
Subject: Feedback on Magruder Annexation
Date: Monday, May 02, 2016 12:38:57 PM

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16049 Copen Meadow Drive, Gaithersburg, MD. My children attend Ridgeview Middle School and Quince Orchard High School (adjacent to the Magruder property). I am writing this letter in strong opposition to the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) I am against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School. **We have already suffered a death when a person on a bicycle was struck and killed at this intersection.** It is crowded enough and dangerous enough today.
<http://legacy.wusa9.com/story/news/local/gaithersburg/2014/11/24/man-on-bike-fatally-struck-in-montgomery-county/70049282/>
- 2.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 3.) I believe the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will serve to justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Tim Allemong

~~~~~  
[tallemong@gmail.com](mailto:tallemong@gmail.com)

Mayor and City Council  
X-7089-2015  
Ex. 275



**From:** [Kate Carter](#)  
**To:** [Planning External Mailing](#)  
**Subject:** deny Magruder property  
**Date:** Monday, May 02, 2016 12:40:45 PM

---

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you!

Kate Carter

Sent from my iPhone

**From:** [Gary Speicher](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder's Annexation  
**Date:** Monday, May 02, 2016 12:43:45 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident in Orchard Hills. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Gary Speicher

**From:** [Lauren](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Against Annexation  
**Date:** Monday, May 02, 2016 12:43:54 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16012 Daven pine ct and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Lauren Goodwin

Sent from my iPhone

Mayor and City Council  
X-7089-2015  
Ex. 278

**From:** [Elizabeth](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexation and Zoning Magruder Properties  
**Date:** Monday, May 02, 2016 12:44:02 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Willow Ridge. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
  
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
  
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
  
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
  
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Elizabeth Sabin

**From:** [Scott McDowell](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Kassandra Merker](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 12:47:07 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16020 Mills Orchard Drive and my children attend TMES and Ridgeview. My oldest will be attending QOHS next year. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, QOHS etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. My son will be forced to walk across these intersections and with multiple accidents and even the death of a biker last year I am extremely concerned about what growth here would do to the safety of our citizens.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Scott McDowell

**From:** [Michelle Woodfork](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder  
**Date:** Monday, May 02, 2016 12:48:30 PM

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I live on sioux lane and I am not in favor of the current annexation plans. Please resubmit the plans to the county.

Thanks,  
Michelle Woodfork

From: [Alyssa Donaldson](#)  
To: [Planning External Mailing](#)  
Date: Monday, May 02, 2016 12:50:38 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16109 Hayshire Court, Gaithersburg, MD and my child attends TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Respectfully,

Alyssa Donaldson

Mayor and City Council  
X-7089-2015  
Ex. 282

**From:** [Stacy Revzans](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Monday, May 02, 2016 12:50:50 PM

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Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you!

Stacy Revzan

North Potomac resident

Sent from my iPhone

**From:** [Gary Michel](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#); [NPCAorg@gmail.com](mailto:NPCAorg@gmail.com)  
**Subject:** Fw: Magruder property annexation  
**Date:** Monday, May 02, 2016 12:51:16 PM

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To Whom It May Concern:

My wife and I are writing to urge that you deny and return the plans for the Magruder Property Annexation to the County for review since they have been significantly altered since the County first approved them.

Below are some of the reasons to deny the request for now and send back for County review:

1. **M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).
2. **INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS.** In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruders for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area. Who knows what land will be next for annexation. Quince Orchard High School?
3. **OTHER ISSUES**
  - a. The annexation would change the valued suburban character of this particular area
  - b. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
  - c. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
  - d. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly

Sincerely yours,  
Gary and Evelyn Michel  
12 Chinaberry Court  
North Potomac, MD 20878-4703  
301-926-2309

**From:** [Steve & Roxana Dubin](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder and Johnson properties  
**Date:** Monday, May 02, 2016 12:51:32 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12212 Morning Light Terrace Gaithersburg and my children attend TMES, RMS and QOHS. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Stephen Dubin

Sent from my iPhone

Mayor and City Council  
X-7089-2015  
Ex. 285

**From:** [debi](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Re: \*\*URGENT ADVOCACY - ACTION NEEDED TODAY BY 5pm!\*\*  
**Date:** Monday, May 02, 2016 12:53:38 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident in Willow Ridge and my children will attend TMES and Ridgeview MS in the Fall. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Debi Asai

**From:** [Caroline Taylor](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Return Magruder Annexation - request for denial  
**Date:** Monday, May 02, 2016 12:53:59 PM

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Dear Planning Board Members and Chair Anderson,  
On behalf of our Board and membership, I am requesting that the Board deny the Magruder annexation request and return the matter to the County. A number of substantive changes and legal issues have surfaced that require additional review, including, but not limited to:

**M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; wishing to remain in the County, potentially creating an illegal enclave.

Respectfully,

Caroline Taylor, Executive Director  
Montgomery Countryside Alliance  
P.O. Box 24, Poolesville, Maryland 20837  
301-461-9831

<http://mocoalliance.org/>

Chosen as "one of the best" charities in Greater Washington by the Catalogue for Philanthropy

"Whether we and our politicians know it or not, Nature is party to all our deals and designs, and she has more votes, a larger memory, and a sterner sense of justice than we do." ~ Wendell Berry  
Sent from my iPhone.

**From:** [Kassandra Merker](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 12:54:02 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Mills Orchard Drive in the Orchard Hills Neighborhood and my children attend TMES and Ridgeview Middle School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. Thurgood Marshall is already one of the most overcrowded schools in the county. Quince Orchard is at capacity and does not even have a desk for every student in the school.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the MANY revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Kassandra Merker, MD

Mayor and City Council  
X-7089-2015  
Ex. 288



**From:** [Frazier, Joann](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Cc:** [Joann Frazier](#)  
**Subject:** Against Magruder annexation  
**Date:** Monday, May 02, 2016 12:58:17 PM  
**Importance:** High

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Willow Ridge Community and my child attends Ridgeview Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Joann Frazier

**Joann Frazier**  
Global Category Manager

Mayor and City Council  
X-7089-2015  
Ex. 289

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**AstraZeneca Pharmaceuticals, LP**

**R&D Procurement**

**One MedImmune Way**

**904 Wind River Ln, 1120C**

**Gaithersburg, MD 20878 USA**

Tel (301)398-0191

Cell (443)205-0842

[joann.frazier@astrazeneca.com](mailto:joann.frazier@astrazeneca.com)

Please consider the environment before printing this e-mail

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**From:** [Lewis Myers](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#); [NPCAorg@gmail.com](mailto:NPCAorg@gmail.com)  
**Subject:** Magruder Property Annexation - Deny and Return the Plans to the County to Review  
**Date:** Monday, May 02, 2016 12:58:45 PM

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To whom it may concern:

I am writing today to request that the Planning Commission deny the annexation of the Magruder property and return the plans to the County for review. The plans have been significantly altered since the County first approved them. Further:

<!--[if !supportLists]-->• <!--[endif]-->**The M&T Bank property is not included.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).

- **Intersection to be Annexed.** The revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruders for the shopping center to be annexed.
- **Other Issues:**

<!--[if !supportLists]-->○ <!--[endif]-->The annexation would change the valued suburban character of this particular area  
<!--[if !supportLists]-->○ <!--[endif]-->Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)  
<!--[if !supportLists]-->○ <!--[endif]-->Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this already very busy intersection  
<!--[if !supportLists]-->○ <!--[endif]-->The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly

Thank you for your time and consideration.

Sincerely,

Lew Myers

Mayor and City Council  
X-7089-2015  
Ex. 290

**From:** [lauren lunenfeld](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property annex  
**Date:** Monday, May 02, 2016 1:00:24 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12527 Gooderham Way, North Potomac and my children attend Jones Lane ES and Ridgeview MS. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Lauren Lunenfeld

Sent from my iPhone

**From:** [melissagracyalny@gmail.com](mailto:melissagracyalny@gmail.com)  
**To:** [Planning External Mailing](#)  
**Cc:** [Susan Fitzpatrick](#)  
**Subject:** Magruder Property Annexation Plans  
**Date:** Monday, May 02, 2016 1:02:03 PM

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To whom it may concern:

Please deny the annexation and return the plans to the County for review since they have been significantly altered since the County first approved them.

Below are some of the reasons to deny the request for now and send back for County review:

1. **M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).
2. **INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS.** In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruders for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area. Who knows what land will be next for annexation. Quince Orchard High School?
3. **OTHER ISSUES**
  - a. The annexation would change the valued suburban character of this particular area
  - b. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
  - c. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection

- d. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly

Respectfully,

Melissa Gracyalny  
(240) 476-8370

**From:** [kevin kettleman](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Russell Johnson](#); [Michael Bello](#)  
**Subject:** Magruder and Johnson Properties Proposed Annexations  
**Date:** Monday, May 02, 2016 1:03:17 PM

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Meadow Dr.  
20878

16033 Copen  
Gaithersburg, MD

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

We are concerned residents at 16033 Copen Meadow Drive Gaithersburg, MD. 20878. I am writing this letter against the annexation approval of the Magruder and Johnson properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) We also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) We are also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) We are also against any rezoning of the Johnson property which is currently zoned for R200 with a limit of 30 single family homes.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Additionally, with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

We are formally requesting that the Magruder and Johnson annexation proposals be sent back to the Montgomery County Planning Department for review once again

due to the many revisions that have taken place after the approval by the County. Thank you and we hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Kevin and Julie Kettleman

**From:** [John Tani Jr](#)  
**To:** [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Opposition to the proposed annexation of Magruder Property  
**Date:** Monday, May 02, 2016 1:04:34 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16013 Shady Stone Way, Gaithersburg, MD My children will soon attend Ridgeview Middle School and Quince Orchard High School (adjacent to the Magruder property). I am writing this letter in strong opposition to the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) I am against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School. **We have already suffered a death when a person on a bicycle was struck and killed at this intersection.** It is crowded enough and dangerous enough today. <http://legacy.wusa9.com/story/news/local/gaithersburg/2014/11/24/man-on-bike-fatally-struck-in-montgomery-county/70049282/>
- 2.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 3.) I believe the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will serve to justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Very respectfully,  
John Tani Jr.

Sent from my iPhone

Mayor and City Council  
X-7089-2015  
Ex. 294

**From:** [Ted](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Deny Anex  
**Date:** Monday, May 02, 2016 1:05:44 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Potomac Chase/Jones Lane and my children attend Jones Lane Elementary and Ridgeview Middle School). I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Ted Carter  
14600 Gallant Fox Ln  
North Potomac Md 20878

Mayor and City Council  
X-7089-2015  
Ex. 295



**From:** [Beata Kozak](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#); [Susan Fitzpatrick](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 1:09:05 PM

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To whom it may concern,

I am writing in regards to the Margruder property annexation (Rt 28 and Quince Orchard Road - McDonald shopping center). It came to my attention that the plans for this property have been significantly altered since the County first approved them. Hence I am asking for the denial of the annexation and for returning the plans to the County for review.

There are several reasons to deny the request for now and send back for County review:

1. **M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).
2. **INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS.** In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruder's for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area.
3. **OTHER ISSUES**
  - a. The annexation would change the valued suburban character of this particular area
  - b. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
  - c. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
  - d. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly

thank you for your consideration,

Beata Kozak

North Potomac, MD 20878

301.529.3907

Mayor and City Council  
X-7089-2015  
Ex. 296

**From:** [Deanna Tomasetti](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Properties  
**Date:** Monday, May 02, 2016 1:10:23 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident in North Potomac and my children will attend Quince Orchard High School and Ridgeview Middle School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Thank you.

Deanna Tomasetti

**From:** [Holland, Christopher](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Marguder Property Annexation  
**Date:** Monday, May 02, 2016 1:10:41 PM

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Below are some of the reasons I think the County should deny the request for now and send it back for the County for review:

1. **M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).
2. **INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS.** In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruders for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area. Who knows what land will be next for annexation. Quince Orchard High School?
3. **OTHER ISSUES**
  - a. The annexation would change the valued suburban character of this particular area
  - b. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
  - c. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
  - d. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly.

Chris Holland

**From:** [Bing Kung](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder/QOHS Concern  
**Date:** Monday, May 02, 2016 1:13:29 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 15626 Blackberry Dr, North Potomac, MD. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

R/  
Bing

**From:** [Bryan Barnes](#)  
**To:** [Planning External Mailing](#)  
**Subject:** X-7089-2015 Ex 55  
**Date:** Monday, May 02, 2016 1:13:49 PM

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To the City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am reading document "X-7089-2015 Ex 55" after being apprised by neighborhood organizations of a proposed annexation by your city of certain unincorporated areas of Montgomery County.

I am looking through this agreement to obtain a fair and equitable understanding of the proposed action from the points of view of your city, the property owners, and the community in close proximity to the location. It is apparent in a layman's reading that the proximity of County services (fire, library, school), all of which improve the quality of life to City and County residents alike, provide the petitioners a convenient buffer to claim that no residential areas abut the property. As a resident of a nearby unincorporated area of Montgomery County this seems to me an unfair leveraging of County resources to benefit your municipality; however it appears to be within your purview to do so. Stated differently, I am concerned that county-wide attempts to increase quality-of-life may prove to be the instruments enabling your City to make zoning decisions contrary to the spirit of those very improvements.

What prompts me to write however is unconfirmed information presented to me today that the M&T Bank property will not be included in the annexation into City of Gaithersburg. Reviewing Appendix B, I believe this refers to Parcel F. If the information is accurate, this would produce an enclave completely surrounded by the City of Gaithersburg in contradiction to the agreement

"X-7089-2015 Ex 55" page 2. I have been requested to advocate that "this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist," and thus I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review.

I also respectfully request clarification if the information provided to me is in error.

Regards,  
Bryan Barnes  
12204 Pueblo Rd

**From:** [Jason Marshall](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder plan  
**Date:** Monday, May 02, 2016 1:20:23 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg, I am a concerned resident at 12017 Winesap Terrace and my children attend Thurgood Marshall Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jason Marshall  
12017 Winesap Terrace

**From:** [Wen Chen](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Regarding Annexation into City of Gaithersburg  
**Date:** Monday, May 02, 2016 1:21:44 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at North Potomac and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

**From:** [Drew Woolery](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; cityhall@gaithersburgmd.gov](#)  
**Subject:** Zoning concerns  
**Date:** Monday, May 02, 2016 1:21:54 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12523 Carrington Hill Drive, Gaithersburg, MD 20878 and my children attend Mary of Nazareth. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Drew Woolery

Sent from my iPad

From: [Lisa Peet](#)  
To: [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
Subject: Magruder Property annexation proposal  
Date: Monday, May 02, 2016 1:23:39 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

We reside at 12712 War Admiral Way, North Potomac and my children attend Jones Lane ES . I am writing this letter AGAINST annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) We are AGAINST higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods.
- 2.) We also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create an easier avenue that somehow justifies the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, we feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. We request that this be

reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.

4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, JLES etc.)

5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

We are formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and we hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Lisa and Steve Peet

**From:** [Angie Smith](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 1:24:15 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 12307 Chagall Drive, North Potomac MD 20787 and my children attend TMES and RMS . I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Sean and Angela Smith

**From:** [Constance Lee](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Please reject Magruder Annexation request  
**Date:** Monday, May 02, 2016 1:24:41 PM  
**Attachments:** [Johnson property.doc](#)

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May 2, 2016

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16016 Copen Meadow Drive, Darnestown, MD 20878, where I've resided for 23 years. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I see that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist. I see the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 2.) I see the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I see that the plan does not agree with the County's master plan and the suburban feel of the neighborhoods. It creates much higher density and increases commercial properties to be built at that intersection, This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) The MXD zoning could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
*Constance Lee*  
Constance Lee

**From:** [David A. Kaufman](#)  
**To:** [Planning External Mailing](#); [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Subject:** Urgent  
**Date:** Monday, May 02, 2016 1:28:28 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16104 Nursery Lane Gaithersburg, MD. I am writing this letter **against** annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

David A Kaufman

**David A. Kaufman**

President  
Ameritel Corporation  
301.251.0222  
15010 Broschart Rd  
Rockville, MD 20850  
[www.AmeritelCorporation.com](http://www.AmeritelCorporation.com)



Mayor and City Council  
X-7089-2015  
Ex. 307



**From:** [katherinem@conventionplanit.com](mailto:katherinem@conventionplanit.com)  
**To:** [Planning External Mailing](#)  
**Cc:** "David Markham"  
**Subject:** Magruder Properties  
**Date:** Monday, May 02, 2016 1:30:55 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12621 Carrington Hill Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Kind Regards,

*Katherine*

Katherine Markham, CHME  
Principal & Co-Founder  
[ConventionPlanit.com](http://ConventionPlanit.com)  
[\(301\) 975-9462](tel:(301)975-9462) Work  
[\(301\) 655-9552](tel:(301)655-9552) Cell

Mayor and City Council  
X-7089-2015  
Ex. 308



**From:** [Nell Feldman](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation  
**Date:** Monday, May 02, 2016 1:32:36 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12002 Citrus Grove Road in Orchard Knolls. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, QOHS etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Respectfully,

Nell Feldman

Mayor and City Council  
X-7089-2015  
Ex. 309

12002 Citrus Grove Road  
North Potomac, MD

**From:** [Halagun Lauricella Reed](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Date:** Monday, May 02, 2016 1:33:18 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Willow Ridge and my children attend QOHS (or insert school). I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

**From:** [u.shetty@verizon.net](mailto:u.shetty@verizon.net)  
**To:** [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](mailto:councilmember.katz@montgomerycountymd.gov)  
[councilmember.rice@montgomerycountymd.gov;](mailto:councilmember.rice@montgomerycountymd.gov) [CityHall External Mail](#)  
**Subject:** [TMESchool] Magruder Annexation  
**Date:** Monday, May 02, 2016 1:33:29 PM

---

Dear City Planner and esteemed City Council members with the City of Gaithersburg,

I am a longtime Willow Ridge resident and I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for the reasons listed below:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Jyoti Shetty

**From:** [Gary Kreps](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Development concerns  
**Date:** Monday, May 02, 2016 1:34:04 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12601 Carrington Hill Drive, Gaithersburg, Maryland and my two children attended Quince Orchard High School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Best Regards,

Gary L. Kreps, Ph.D., FAAHB  
University Distinguished Professor, Department of Communication  
Director, Center for Health and Risk Communication  
George Mason University  
4400 University Drive, MS 3D6  
Fairfax, VA 22030

[703 993-1094](tel:7039931094) (office)  
[703 993-1096](tel:7039931096) (FAX)  
[gkreps@gmu.edu](mailto:gkreps@gmu.edu)

**From:** [jay.neel](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [CityHall External Mail](#); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov);  
[councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [npcorg@gmail.com](mailto:npcorg@gmail.com)  
**Subject:** Magruder Property Annexation  
**Date:** Monday, May 02, 2016 1:37:08 PM

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Ladies and Gentlemen,

Please add our names to the chorus of opposition to the ill-advised subject annexation. We urge you to deny the annexation and return the plans to Montgomery County for review since the plans have been significantly altered since the county first approved them.

Specifically, we urge the denial of the annexation because the M&T Bank property was not included which would create a situation in which the bank would be part of the county although wholly within the City of Gaithersburg; the intersection of Darnestown and Quince Orchard roads is improperly included which would preclude county officials from dealing with any traffic issues which may arise; and increased development would exacerbate school overcrowding and traffic problems in the area.

For these reasons we implore you to deny the annexation and return the plans to Montgomery County immediately.

Sincerely,

Carol and Jay Neel  
13505 Glenhurst Road  
North Potomac, MD 20878

**From:** [Carol Scott](#)  
**To:** [CityHall External Mail](#); [Planning External Mailing](#); [sesma@gaitthersburgmd.gov](mailto:sesma@gaitthersburgmd.gov); [Neil Harris](#); [Henry Marraffa - External](#); [Ryan Spiegel](#); [Robert Wu](#); [Jud Ashman](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov)  
**Subject:** Magruder Property Annexation/Rezoning  
**Date:** Monday, May 02, 2016 1:37:54 PM

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Dear City of Gaithersburg Representative,

I am a resident of Willow Ridge subdivision near Quince Orchard Rd and Rt 28. I testified at the Gaithersburg City Council meeting in Nov 2015, in opposition to the rezoning and annexation of the Magruder property, located in the southwest quadrant of the intersection at Rt 28 and Quince Orchard Road. My objection to this annexation and rezoning continues for multiple reasons:

- 1.) After learning that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. This constitutes a significant deviation from the original plan, and I request that it be reviewed once again by Montgomery County.
- 2.) I am opposed to higher density of commercial properties at that intersection. Such development does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 3.) Although the Magruders say they have no current plans to change the use of the property, MXD zoning could allow for future revision to add residential properties. This would increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 4.) With increased density comes increased traffic. Pedestrian safety is a major concern with schools and residents at an already congested intersection. A bicyclist was killed at the stop light entrance to this property recently; additional traffic and congestion is not the solution.
- 5.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Mayor and City Council  
X-7089-2015  
Ex. 314

Carol Scott

**From:** [Danny J. Kaufman](mailto:Danny.J.Kaufman@ameritel.com)  
**To:** [Planning External Mailing; "councilmember.katz@montgomerycountymd.gov"; "councilmember.rice@montgomerycountymd.gov"; "cityhall@gaitthersburgmd.gov"](mailto:councilmember.katz@montgomerycountymd.gov)  
**Subject:** Magruder property and surrounding areas  
**Date:** Monday, May 02, 2016 1:40:43 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12830 Doe Lane Darnestown, MD 20878 and my children attend Jones Lane Elementary School and Ridgeview Middle School. I am writing this letter **against** annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Daniel J. Kaufman  
Vice President - Sales  
Ameritel Corporation  
301.251.0222 ext 2207  
[Danny@AmeritelCorporation.com](mailto:Danny@AmeritelCorporation.com)

Mayor and City Council  
X-7089-2015  
Ex. 315

...See the finest home for rent in the Outer Banks... from \$1,990 to \$7,350 per week. It'll make my day! <http://www.vrbo.com/71720>

**From:** [gesiskie@comcast.net](mailto:gesiskie@comcast.net)  
**To:** [Planning External Mailing](#)  
**Subject:** Fwd: Magruder property annexation - emails needed today  
**Date:** Monday, May 02, 2016 1:43:20 PM

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To Office of Planning;  
Due to the significant changes in the original plan, please deny the annexation of the Magruder property and have the county re-review the plans for approval.  
Thank you.  
Sincerely,  
Vince Gesiskie  
6 Glenhurst Ct.  
North Potomac, MD 20878

---

**From:** "Susan Fitzpatrick" <[npcaorg@gmail.com](mailto:npcaorg@gmail.com)>  
**To:** "Susan Fitzpatrick" <[npcaorg@gmail.com](mailto:npcaorg@gmail.com)>  
**Sent:** Monday, May 2, 2016 12:39:22 PM  
**Subject:** Magruder property annexation - emails needed today

Hello neighbors,

The public record on the Magruder property annexation (Rt 28 and Quince Orchard Road – McDonald's shopping center) closes TODAY **May 2<sup>nd</sup> at 5 PM**. Please write to: [planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov) to ask them to deny the annexation and return the plans to the County for review since they have been significantly altered since the County first approved them.

Below are some of the reasons to deny the request for now and send back for County review:

1. **M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).
2. **INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS.** In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruders for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area. Who knows what land will be next for annexation. Quince Orchard High School?
3. **OTHER ISSUES**

- a. The annexation would change the valued suburban character of this particular area
- b. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
- c. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
- d. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly

**PLEASE WRITE NOW!**

For now, email your concerns about the Magruder property. The public record on the Magruder property annexation (McDonald's corner) closes TODAY Monday, May 2 at 5 PM. Please write to:

[planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov)

You can also copy elected officials including:

[councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov)

[councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov)

[cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)

[NPCAorg@gmail.com](mailto:NPCAorg@gmail.com) (Please cc us to let us know you sent a letter)

Please forward this email to any/all City of Gaithersburg or County residents who might be interested.

Best Regards,

Sue Fitzpatrick  
President NPCA



Please find us at [www.northpotomacnews.org](http://www.northpotomacnews.org) and on  
Facebook <https://www.facebook.com/northpotomaccitizensassociation>

Never doubt that a small group of thoughtful, committed citizens can change the

world: indeed, it's the only thing that ever has.  
-Margaret Mead

**From:** [Melissa Wright](#)  
**To:** [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](mailto:councilmember.katz@montgomerycountymd.gov)  
[councilmember.rice@montgomerycountymd.gov;](mailto:councilmember.rice@montgomerycountymd.gov) [CityHall External Mail](#)  
**Subject:** Magruder annexation  
**Date:** Monday, May 02, 2016 1:44:01 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident of North Potomac, and my child attends Jones Lane Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Melissa Wright  
12408 Gooderham Way  
North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 317

**From:** [Gordon Henley](#)  
**To:** [Planning External Mailing; councilmemberkatz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail; Susan Fitzpatrick; Robert Wu](#)  
**Subject:** Comments on Magruder annexation filing, Rt 28 (closes today 5pm)  
**Date:** Monday, May 02, 2016 1:44:13 PM

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Dear Gaithersburg Planing Team -

Comments for the public record on the Magruder property annexation (Rt 28 and Quince Orchard Road – McDonald's shopping center) are hereby submitted. Request is hereby made and submitted to **deny the annexation** and return the plans to the County for review since they have been significantly altered since the first County approval.

Reasons to deny the request for now and send back for County review include:

1. **M&T BANK PROPERTY WITHHELD.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. M&T Bank owns their property and refuses to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg). Given this condition, there appears to be no reason for the annexation to go forward as formed.
  
2. **INTERSECTION PROPOSED TO BE ANNEXED – PROVIDES NO BENEFIT TO PLAN - MAY SIMPLIFY FURTHER DIFFICULT FILINGS re: JOHNSONS.** The revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. Why would this be considered or ethical? This property is State Highway Administration right of way and **is not needed by the Magruders** for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area.
  
3. **OTHER ISSUES**
  - a. **NOTHING** about the annexation benefits the surrounding areas, schools, quality of life. or the small businesses currently on the property who will likely see rising rents.

- b. The annexation would change the valued suburban character of this particular area
- c. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
- d. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
- e. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly

Thank you - please reject or return this plan to MOCO.

Gordon Henley

12601 Native Dancer Place

N Potomac MD

**From:** [David Markham](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Cc:** [Katherine S. Markham CHME](#)  
**Subject:** Magruder Properties  
**Date:** Monday, May 02, 2016 1:44:50 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12621 Carrington Hill Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Sincerely,

David B. Markham  
Principal & Co-Founder  
ConventionPlanit.com  
(301) 975-9458 Direct  
(301) 975-9492 Fax  
(301) 518-4748 Mobile  
[davidm@conventionplanit.com](mailto:davidm@conventionplanit.com)  
[www.conventionplanit.com](http://www.conventionplanit.com)

Mayor and City Council  
X-7089-2015  
Ex. 319

*The Commission-Free Search Directory Serving Meeting Professionals Worldwide*<sup>SM</sup>

**From:** [Kathryn Brower](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 1:51:52 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

We are concerned resident at 12532 Carrington Hill Dr. Our children attended TMES, RMS, and QOHS. We are writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) We are against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. We have concerns regarding increased traffic levels creating a safety hazard for students at the adjacent Quince Orchard High School.
- 2.) MXD zoning allows for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 3.) With with increased density comes increased traffic and decreased pedestrian safety, with schools and residents at an already congested intersection.
- 4.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, we feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. We request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 5.) We believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property - which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg. Additionally we fail to see any independent purpose of annexing this busy intersection.

We are formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and we hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Kathryn and Dan Brower

Sent from my iPhone

**From:** [Susan Hayashi](#)  
**To:** [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Fwd: Annexation of the Magruder property  
**Date:** Monday, May 02, 2016 1:53:02 PM

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I am adding addition individuals to my original email (please see below)

----- Forwarded message -----

**From:** **Susan Hayashi** <[hayashisusan@gmail.com](mailto:hayashisusan@gmail.com)>  
**Date:** Monday, May 2, 2016  
**Subject:** Annexation of the Magruder property  
**To:** [planning@gaitHERsburgmd.gov](mailto:planning@gaitHERsburgmd.gov)

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you!

Susan Hayashi

Potomac Chase Neighborhood

**From:** [Bill and Carol Scott](#)  
**To:** [CityHall External Mail](#); [Planning External Mailing](#)  
**Cc:** [councilmember.katz](#); [councilmember.rice](#)  
**Subject:** Fwd: Magruder Property Annexation/Rezoning  
**Date:** Monday, May 02, 2016 1:54:12 PM

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Dear City of Gaithersburg Representative,

I am a resident of Willow Ridge subdivision near Quince Orchard Rd and Rt 28. I oppose the annexation and rezoning of the Magruder property for multiple reasons:

- 1.) After learning that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. This constitutes a significant deviation from the original plan, and I request that it be reviewed once again by Montgomery County.
- 2.) I am opposed to higher density of commercial properties at that intersection. Such development does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 3.) Although the Magruders say they have no current plans to change the use of the property, MXD zoning could allow for future revision to add residential properties. This would increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 4.) With increased density comes increased traffic. Pedestrian safety is a major concern with schools and residents at an already congested intersection. A bicyclist was killed at the stop light entrance to this property recently; additional traffic and congestion is not the solution.
- 5.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Bill Scott



**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Magruder annexation- against!  
**Date:** Monday, May 02, 2016 1:55:26 PM

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Trudy, this one was not copied to you. I'm forwarding it along so you have it with the rest of them.

Britta

**From:** Amy D'Elia [mailto:byme1954@gmail.com]  
**Sent:** Monday, May 02, 2016 12:56 PM  
**To:** councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;  
CityHall External Mail  
**Subject:** Magruder annexation- against!

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12625 Carrington Hill Drive and my children attend Quince Orchard HS. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

**I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.**

Regards,

Mayor and City Council  
X-7089-2015  
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Amy D'Elia

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Marred Property Annexation  
**Date:** Monday, May 02, 2016 1:56:04 PM

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Trudy, this one was not copied to Planning.

Britta

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**From:** Carmen de Perignat [mailto:cdeperignat@gmail.com]  
**Sent:** Monday, May 02, 2016 1:03 PM  
**To:** CityHall External Mail  
**Subject:** Marred Property Annexation

I write to request the denial of the property annexation to Magruders - the area between Route 28 and Quince Orchard Road in Gaithersburg, Maryland, and the return of the Annexation Plans to Montgomery County (MOCO) for further review, since these plans have been significantly altered since they were first approved by MOCO.

After living in the area for over 15 years, I am distressed that the annexation will profoundly change the suburban nature of the area. Major reasons for MOCO to review this request:

1. **M&T BANK PROPERTY NOT INCLUDED.** The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg).
2. **INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS.** In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is not needed by the Magruders for their shopping center to be annexed. This seems to be a move by the city to encroach more and annex more land in the Quince Orchard area. Who knows what land will be next for annexation. Quince Orchard High School?
3. **OTHER ISSUES**
  - a. The annexation would change the valued suburban character of this particular area
  - b. Any future residential development would place additional burdens on our overcrowded area schools (due to higher densities allowed by the City before the development moratorium applies under the Adequate Public Facilities Ordinance)
  - c. Increased development density will significantly compromise pedestrian safety of our students at Quince Orchard High School located at this very busy intersection
  - d. The increased development will increase traffic along Route 28 to the point that all residents in this general area suffer directly.

As one of my representatives, I hope you consider this request as a valued citizen of Montgomery County.

Yours truly,

Carmen de Perignat  
14413 Rich Branch Drive  
North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
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**From:** [Stacia Gueriguian](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Against annexation approval of the Magruder properties by the City of Gaithersburg  
**Date:** Monday, May 02, 2016 1:56:29 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16100 Orchard Grove Road, Gaithersburg, MD 20878. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Stacia Gueriguian

**From:** [Britta Monaco](#)  
**To:** [Trudy Schwarz](#)  
**Subject:** FW: Proposed Magruder And Johnson Property Annexations  
**Date:** Monday, May 02, 2016 1:57:01 PM

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Trudy, this one was not copied to Planning.

Britta

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**From:** kevin kettleman [mailto:kjkettleman@yahoo.com]  
**Sent:** Monday, May 02, 2016 1:19 PM  
**To:** CityHall External Mail  
**Subject:** Proposed Magruder And Johnson Property Annexations

16033 Copen Meadow

Dr.

Gaithersburg, MD 20878

Dear Mayor,

We are concerned residents at 16033 Copen Meadow Drive Gaithersburg, MD. 20878. We are writing this letter against annexation approval of the Magruder and Johnson properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. We request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) We also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) We are also against any rezoning of the Johnson property which is currently zoned for R200 with a limit of 30 single family homes.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential

properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)

5.) Additionally, with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

We are formally requesting that the Magruder and Johnson annexation proposals be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and we hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Kevin and Julie Kettleman

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Please reject Magruder Annexation request  
**Date:** Monday, May 02, 2016 1:57:42 PM  
**Attachments:** [Johnson property.doc](#)

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Trudy, this one was not copied to Planning.

Britta

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**From:** Constance Lee [mailto:Constance\_lee@verizon.net]  
**Sent:** Monday, May 02, 2016 1:27 PM  
**To:** CityHall External Mail  
**Subject:** Please reject Magruder Annexation request

May 2, 2016

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16016 Copen Meadow Drive, Darnestown, MD 20878, where I've resided for 23 years. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I see that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist. I see the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 2.) I see the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I see that the plan does not agree with the County's master plan and the suburban feel of the neighborhoods. It creates much higher density and increases commercial properties to be built at that intersection, This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) The MXD zoning could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions

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that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
*Constance Lee*  
Constance Lee

**From:** [Martin Cunniff](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Monday, May 02, 2016 1:58:02 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12243 McDonald Chapel Dr. and my child attends QOHS. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

--  
Martin Cunniff  
[cunniffm@gmail.com](mailto:cunniffm@gmail.com)

**From:** [Leona Bedrossian](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Against annexation approval of Magruder properties  
**Date:** Monday, May 02, 2016 1:58:12 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at proposal for the intersection of Route 124 and Route 28 . I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

**Leona W. Bedrossian, MBA**  
Resident of Orchard Hills  
Cell: [\(301\) 717-1564](tel:3017171564)

Mayor and City Council  
X-7089-2015  
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**From:** [Jeff Fairbanks](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concern regarding properties on intersection of Route 124 and Route 28  
**Date:** Monday, May 02, 2016 2:00:35 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16000 Howard Landing Dr. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jeff Fairbanks and Sarah Martinez - Residents

**From:** [eVantage Comcast](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Diane Tillery](#); [Mark Tabar](#); [Michelle Katon](#); [David Haas](#); [Lisa Goodman](#)  
**Subject:** Annexation  
**Date:** Monday, May 02, 2016 2:02:24 PM

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planning@gaitthersburgmd.gov

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 15622 Blackberry Drive 20878. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Richard Schinner  
President, Orchard Knoll HOA  
Resident

**From:** [Boris Knizhnik](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexation of the Magruder properties - please send back to the Montgomery County Planning Department  
**Date:** Monday, May 02, 2016 2:04:46 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12202 McDonald Chapel Dr (which is near Magruder properties). I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Boris Knizhnik

**From:** [Lan Liang](#)  
**To:** [Planning External Mailing](#)  
**Subject:** I am against the annexation of the Magruder property  
**Date:** Monday, May 02, 2016 2:05:31 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Orchard Hills. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Lan Liang



**From:** [Liming Wu](#)  
**To:** [Planning External Mailing](#)  
**Subject:** concerns about Magruder properties  
**Date:** Monday, May 02, 2016 2:08:26 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at \_\_\_\_\_quince orchard neighborhood\_\_\_\_\_. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Liming Wu  
30 mcdonald chapel ct

**From:** [Carmen Meyers](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property  
**Date:** Monday, May 02, 2016 2:11:21 PM

---

> Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

>

> I am a concerned resident of North Potomac and live in the Orchard Knolls neighborhood and I have school age children. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

>

> 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.

>

> 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

>

> 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.

>

> 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)

>

> 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

>

> I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

>

> Regards,  
> Carmen Meyers  
> Orchard Knolls and  
> North Potomac Resident

**From:** [Binh Do](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 2:11:06 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Willow Ridge and my children attend Thurgood Marshall Elementary School and Ridgeview Middle School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.

2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.

4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)

5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Tim and Binh Nee  
12547 Carrington Hill Dr

Mayor and City Council  
X-7089-2015  
Ex. 336

**From:** [Dietz](#)  
**To:** [Planning External Mailing](#)  
**Subject:** the Magruder properties at the intersection of Route 124 and Route 28  
**Date:** Monday, May 02, 2016 2:15:45 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at the Orchard Hills subdivision. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could **create a safety hazard for students at the adjacent Quince Orchard High School.**
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an **already congested intersection.**

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Ron and Laura Dietz

**From:** [Tim Neary](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Opposition to the Annexation Approval of the Magruder properties  
**Date:** Monday, May 02, 2016 2:14:41 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

We are concerned residents at 16237 Orchard View Court in (unincorporated) Gaithersburg. We are writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, we feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. We request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) We also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) We are also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

We are formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and we hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Timothy and Mary Jane Neary

**From:** [andrew crane](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Proposed Annexation  
**Date:** Monday, May 02, 2016 2:22:00 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at \_\_\_\_\_. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Andrew Crane  
Resident of Orchard Hills

**From:** [Heather Kaufman](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** URGENT  
**Date:** Monday, May 02, 2016 2:22:54 PM  
**Attachments:** [DD3F2FF0-EAD7-411C-94CE-AD010BA4641F11711.png](#)

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16104 Nursery Lane Gaithersburg, MD. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Heather Kaufman | Vice President of IT |

AMERITEL CORPORATION \* 15010 Broschart RD \* Rockville, MD 20850  
301.251.0222 (O) \* 301.738.6439 (F) \*

[www.ameritelcorporation.com](http://www.ameritelcorporation.com)<<http://www.ameritelcorporation.com/>>

[cid:4A2AF1A9-E9B5-4AF3-A6CD-15287EB73B16]

Mayor and City Council  
X-7089-2015  
Ex. 340

**From:** [Przemek Klosowski](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property annexation (Q.O.Blvd/Rt28)  
**Date:** Monday, May 02, 2016 2:23:33 PM

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I'd like to voice my concern with the annexation proposal. I understand that the proposal has been modified due to issues with the M&T bank, and others. I would like to see a review of the issues, rather than premature approval of the annexation.

In summary, I am opposed to the annexation as it stands now.

Przemek Klosowski  
11621 Everglade Ct  
North Potomac MD 20878  
301 424 6264

**From:** [Jana Tvaruzkova](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concern from a resident  
**Date:** Monday, May 02, 2016 2:26:17 PM  
**Attachments:** [Resident Jana Anderson.docx](#)

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16221 Orchard View Ct., and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jana Anderson

May 2, 2016

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16221 Orchard View Ct., and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create **an illegal enclave** that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jana Anderson

**From:** [Mary Jane Bryan](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Monday, May 02, 2016 2:26:20 PM

---

Sent from [Mail](#) for Windows 10

Please deny the annexation and return the Magruder property annexation plans to the County for review since they have been significantly altered since the County first approved them.

We are concerned about the negative impact proposed development will have on our community

Thank you,

Mary Jane & Brad Bryan

**From:** [Tom Menefee](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation  
**Date:** Monday, May 02, 2016 2:30:40 PM

---

Deny it

**From:** [Manju Subramanya](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Subject:** Opposition to Magruder property annexation  
**Date:** Monday, May 02, 2016 2:33:19 PM

---

Dear Gaithersburg City Councilmembers,

I am writing to express my concerns about the proposed annexation of the Magruder property by the city of Gaithersburg.

I live in Hidden Ponds, less than a mile from the shopping center, and do not want to see it annexed by the city as it could pave the way for a high density commercial complex. Higher density would translate to more traffic, which is a big concern already for pedestrian traffic – mainly students of Quince Orchard High School as well as people headed to the Quince Orchard library.

The plan to annex the entire intersection at Route 124 and Route 28 also seems fishy to me as I think it is a way to bridge the property with the proposed Johnson Property annexation across Darnestown Road. A number of neighborhoods have already expressed considerable concern with the Johnson plan and their latest revision is also not acceptable to us.

In addition, a MXD zoning for the Magruder property could pave the way for residential development in the future, which would increase the population at our already overcrowded schools (Thurgood Marshall elementary school and Rachel Carson elementary school).

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again, due to the many revisions that have taken place after the approval by the County. We may not be part of the city, but we live and work near this intersection, so any development is likely to impact us adversely.

Thank you,

Manju Subramanya

Hidden Ponds neighborhood

Mayor and City Council  
X-7089-2015  
Ex. 345



**From:** [Cheryl Lidie](#)  
**To:** [Planning External Mailing](#); [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.com](mailto:councilmember.rice@montgomerycountymd.com); [CityHall External Mail](#)  
**Subject:** URGENT  
**Date:** Monday, May 02, 2016 2:33:55 PM  
**Attachments:** [DD3F2FF0-EAD7-411C-94CE-AD010BA4641F1711.png](#)  
[image001.png](#)

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

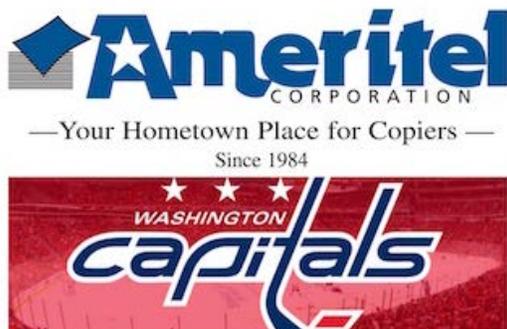
I am a concerned resident at 13105 Ancient Oak Drive Gaithersburg, MD. I am writing this letter **against** annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Cheryl Lidie  
Document Solutions Specialist  
Ameritel Corporation  
301.251.0222 x 2230  
[www.AmeritelCorporation.com](http://www.AmeritelCorporation.com)



Mayor and City Council  
X-7089-2015  
Ex. 346

**From:** Heather Kaufman

**Sent:** Monday, May 02, 2016 2:23 PM

**To:** [planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov); [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov);  
[councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov)

**Subject:** URGENT

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16104 Nursery Lane Gaithersburg, MD. I am writing this letter **against** annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Heather Kaufman | Vice President of IT |

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301.251.0222 (O) • 301.738.6439 (F) • [www.ameritelcorporation.com](http://www.ameritelcorporation.com)



**From:** [Maki Inoue-Choi](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Subject:** Concern against annexation approval of the Magruder properties by the City of Gaithersburg  
**Date:** Monday, May 02, 2016 2:34:19 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Willow Ridge community and my children attend Thurgood Marshall Elementary School (TMES).

I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg. Some of the main reasons are listed below:

First of all, after finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.

Secondly, I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

Thirdly, I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.

Next, plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, Rachael Carson Elementary School, etc.)

Finally, with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. We have witnessed multiple traffic accidents in the interaction directly connect our community to Route 28 every year. We are also already affected by increasing traffic noise from Route 28.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Best regards,  
Maki Inoue-Choi

Mayor and City Council  
X-7089-2015  
Ex. 347

**From:** [Claudia MacDonald](#)  
**To:** [Planning External Mailing](#)  
**Subject:** PLEASE DO NOT ALLOW ANNEXATION INTO THE CITY OF GAITHERSBURG FOR MAGRUDER  
**Date:** Monday, May 02, 2016 2:35:33 PM  
**Importance:** High

---

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 12349 Sweetbough Court, in North Potomac and my child attends Quince Orchard High School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

*Claudia MacDonald*

(M): 248-867-4674

cemacdonald@outlook.com

Mayor and City Council  
X-7089-2015  
Ex. 348

**From:** [Abbett, Jonathan](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexation proposal  
**Date:** Monday, May 02, 2016 2:36:36 PM

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Dear Gaithersburg City Planner and esteemed City Councilmembers:

I am a parent of three children who attended Ridgeview Middle School and Quince Orchard High School and a small business owner in the county. I have been following the discussions regarding annexation of the Magruder properties by the City of Gaithersburg and am writing today to voice my strong opposition to this plan. While I am sure several studies have been done justifying this move, in the end the increased traffic and development is not in the best interest of our children's safety or that of the community and conflicts with the master plan that I purchased a home in and thus am aggressively opposed.

I appreciate your time and consideration in taking my voice into consideration.

Respectfully,

Jonathan R. Abbett

*Jonathan R. Abbett, CLU, ChFC*  
*President*  
*Financial Advantage Associates, Inc.*  
*1803 Research Blvd., Suite 401*  
*Rockville, MD 20850*  
*Phone: (301) 610-0071*  
*Fax: (301) 610-0079*  
*Email: [Jon@finadvinc.com](mailto:Jon@finadvinc.com)*

*Securities and Investment Advisory Services offered through Securian Financial Services, Inc.*  
*Member FINRA/SIPC*

*Financial Advantage Associates, Inc. is independently owned and operated.*

Mayor and City Council  
X-7089-2015  
Ex. 349

**From:** [Christine Minutoli](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 2:38:59 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at Potomac Grove and my children attend St. John's Catholic school in DC. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

--

Thank You,

Christine Minutoli, Realtor, CRS, SRES, MRP, Luxury Home Specialist

Agent, Real Estate Adviser MD & DC

[301-758-9218](tel:301-758-9218) Cell phone

[301-921-4500](tel:301-921-4500) Office

Search for homes: <http://WWW.movewithchristineminutoli.com>

Mayor and City Council  
X-7089-2015  
Ex. 350

Referrals are the heart and soul of my business. I look forward to giving your family and friends the distinguished service they deserve.



**From:** [Joanne Robinson](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation Proposal  
**Date:** Monday, May 02, 2016 2:39:11 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 5 Granite Ridge Court in the Quince Haven Estates and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Joanne Robinson  
5 Granite Ridge Court  
North Potomac, MD 20878

**From:** [Emily Bosco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annex  
**Date:** Monday, May 02, 2016 2:40:34 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg, I am a concerned resident in the Willow Ridge Neighborhood, Gaithersburg, MD. My 3 children attend Thurgood Marshall Elementary School (will be majorly impacted by the Magruder property). I am writing this letter in strong opposition to the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) I am am against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School. **We have already suffered a death when a person on a bicycle was struck and killed at this intersection.** It is crowded enough and dangerous enough today. <http://legacy.wusa9.com/story/news/local/gaithersburg/2014/11/24/man-on-bike-fatally-struck-in-montgomery-county/70049282/>
- 2.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 3.) I believe the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will serve to justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our **already overcrowded schools** in the area. (TMES, RCES, etc.)
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Sincerely,  
Emily Bosco

**From:** [Corie Reuschlein](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Please DO NOT allow the annexation of the Magruder Property  
**Date:** Monday, May 02, 2016 2:42:17 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident living in the Willow Ridge subdivision at 16012 Shady Stone Way (20878). My two children attend Ridgeview Middle School and my oldest will be moving up to Quince Orchard High School next year. I am writing this letter against to express my deep concern and disagreement and let you know that I stand firmly against the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School. As well as children (including our own) who walk home from Ridgeview Middle School along Rt 124 to Rt 28.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, RMS, LPMS, & QOHS).
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. There was recently a fatal accident involving a biker in this area, and I have seen a number of other less-severe accidents resulting in the already over-crowding of the area during certain times.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Thank you for your time and consideration for this matter which directly affects my family,

Corie Green Reuschlein

**From:** [cereuschlein@juno.com](mailto:cereuschlein@juno.com)  
**To:** [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](mailto:councilmember.katz@montgomerycountymd.gov)  
[councilmember.rice@montgomerycountymd.gov;](mailto:councilmember.rice@montgomerycountymd.gov) [CityHall External Mail](#)  
**Subject:** Against the Magruder Annexation  
**Date:** Monday, May 02, 2016 2:46:32 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg, I am a concerned resident living in the Willow Ridge subdivision at 16012 Shady Stone Way (20878). My two children attend Ridgeview Middle School and my oldest will be moving up to Quince Orchard High School next year. I am writing this letter against to express my deep concern and disagreement and let you know that I stand firmly against the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School. As well as children (including our own) who walk home from Ridgeview Middle School along Rt 124 to Rt 28.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, RMS, LPMS, & QOHS).
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. There was recently a fatal accident involving a biker in this area, and I have seen a number of other less-severe accidents resulting in the already over-crowding of the area during certain times.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Thank you for your time and consideration for this matter which directly affects my family,

Eric Reuschlein

**From:** [Michael Anderson](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Subject:** Magruder Annexation - Against Approval  
**Date:** Monday, May 02, 2016 2:48:39 PM

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May 2, 2016

Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16221 Orchard View Ct., and my children attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create **an illegal enclave** that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Michael J. Anderson

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Mayor and City Council  
X-7089-2015  
Ex. 355

**From:** [Whitney Wilson](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Subject:** Annexation Concern  
**Date:** Monday, May 02, 2016 2:48:41 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 15401 Quail Run Drive and my children attend Jones Lane Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning, it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Finally, with increased density comes increased traffic and issues with pedestrian safety for the students and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Whitney Wilson

**From:** [Weiming Qi](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Denying the annexation of Magruder property  
**Date:** Monday, May 02, 2016 2:50:53 PM

---

I'm writing to deny the annexation of Magruder property into the city of Gaithersburg

Thanks.

Regards,

**Weiming Qi** | *Realtor*

(301) 660-6678

[www.WiQiHomes.com](http://www.WiQiHomes.com)

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Weichert, Realtors, Bethesda, MD 20814  
(301) 656-2500

Mayor and City Council  
X-7089-2015  
Ex. 357

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Objection to Magruder annexation  
**Date:** Monday, May 02, 2016 2:51:00 PM

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E-mail not copied to Planning.

Britta

**From:** Kelvin Choi [mailto:[kelvin.choi.tc@gmail.com](mailto:kelvin.choi.tc@gmail.com)]  
**Sent:** Monday, May 02, 2016 1:59 PM  
**To:** [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov)  
**Subject:** Objection to Magruder annexation

To whom it may concern:

I am writing in reference to the Magruder property annexation at the intersection of Quince Orchard Road and Route 28. I am strongly oppose to the proposed annexation and below listed my rationales.

1. Unfair burden to surrounding county residents: While currently the Magruder family has not expressed a plan to change the use of the property, an annexation and rezoning to mixed commercial and residential use is troubling. One particularly concern is fairness. After annexation, the Magruder family only need to submit development plan to the City of Gaithersburg, while none of surrounding residents are residents of the City but residents of the county. I am serious concern that major development would be approved and take place without having any input from the county residents, as it is now even with the annexation proposal.

2. The annexation is not welcomed by the current tenants and surrounding residents: the fact that M&T Bank refused to be a part of the annexation speaks volume. The annexation plan is not welcomed by current tenants and residents. It has the potential to greatly increase population density and traffic, which is burdening an already very busy intersection. Also, the potential increase in traffic volume also endanger the high school students who cross the intersection every morning and afternoon to get to and leave Quince Orchard High School.

3. A related unwelcome annexation of the Johnson property: the city is currently also considering the annexation of the Johnson property, which is at the northwest corner of the same intersection in discussion. Many residents have reflected their disapproval of the annexation plan to the city, the county, and directly to Mr. Johnson. Yet Mr. Johnson insisted on submitting an unwelcome annexation and development plan to the city. Annexation of the Magruder property set a precedent for the Johnson property annexation, and I strongly oppose both annexation.

4. Changing the characteristic of the area: We purchase a home in this area because of the suburban environment. The proposed Magruder (and Johnson) annexation will dramatically change that suburban environment to a more commercial and urban environment. This is not my liking, and also not in agreement with the county master plan.

I understand that a number of community associations and HOAs in the Quince Orchard/North Potomac area have signed a joint letter to the city of Gaithersburg asking that the Magruder annexation be denied and sent back to the county planning department for further review (since it has changed quite a lot since the version that went through the county review last fall). I am writing to echo that request and sincerely hope that the city will do the right thing.

Regards,  
Kelvin Choi

**From:** [Carolynn Young](#)  
**To:** [Planning External Mailing](#)  
**Subject:** request  
**Date:** Monday, May 02, 2016 2:51:36 PM

---

Please deny the annexation of the Magruder property (corner of Quince Orchard and Rte 28) and send back to the Park and Planning Commission for review since the plans have changed substantially since they approved it.

Thank you!

Carolynn M. Young  
14516 Triple Crown Place  
North Potomac MD 20878

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Deny Magruder annexation  
**Date:** Monday, May 02, 2016 2:51:42 PM

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E-mail not copied to Planning.

Britta

-----Original Message-----

From: Kathleen Carter [<mailto:krfcarter@yahoo.com>]  
Sent: Monday, May 02, 2016 2:38 PM  
To: councilmember.rice@montgomerycounty.gov  
Cc: CityHall External Mail  
Subject: Deny Magruder annexation

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Potomac Chase and my children attend Jones lane and Ridgeview. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Kate Carter

**From:** [Lisa Konecke](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Properties  
**Date:** Monday, May 02, 2016 2:51:47 PM

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To Whom It May Concern/City of Gaithersburg Planning members:

I am writing this letter to express my concerns regarding the annexation approval of the Magruder properties by the City of Gaithersburg.

Allowing this annexation will likely lead to increased commercial and residential development of this corner and likely the Johnson Property on the opposite corner. Such development will negatively impact the traffic, safety and overcrowded schools in the area. Increased development in this area does not align with the County's master plan and the community has loudly and repeatedly spoken out against such development.

We've recently learned M&T Bank will not be included in the annexation, thus making the annexation of this piece of property even more illogical.

The community doesn't want or need more commercial space in this area. Look at the existing shopping centers – how many spaces are vacant? How many vacancies are there nearby in the Kentlands? How many tenants are gone before you barely realize they are open?

Please deny the Magruder properties annexation and send the request back to the county planning department to be reviewed again.

Sincerely,

Lisa Konecke  
16000 Mills Orchard Drive  
Gaithersburg, MD 20878

**From:** [Carly Woolheater](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexation of the Magruder Properties  
**Date:** Monday, May 02, 2016 2:53:12 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at McDonald Chapel Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

**From:** [bleich1@verizon.net](mailto:bleich1@verizon.net)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder properties  
**Date:** Monday, May 02, 2016 2:55:49 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident living in Orchard Hills. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Deena Bleich

**From:** [Aneta S.](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concerns re. Magruder property annexation (case number is X-7089-2015)  
**Date:** Monday, May 02, 2016 2:56:38 PM

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Dear City of Gaithersburg City Planner,

We are long-term residents of the Quince Orchard Knolls and our children attend Thurgood Marshall ES and Quince Orchard HS. We are writing this letter to voice our concerns and state how strongly we feel against the annexation approval of the Magruder properties by the City of Gaithersburg.

1. Following an annexation the maximum height of commercial properties at 5 stories, will take away the suburban feel of our neighborhoods. We are very much against higher density of commercial properties to be built at the intersection at Route 124 and Route 28 , which does not fit the County's master plan.
2. Those buildings will be right next to the QO High school the MXD zoning will allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
3. With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. This will surely create a safety hazard for traffic coming in and out of our communities and even more so for students walking in and out at the adjacent Quince Orchard High School.
4. We also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will be used to justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board not to allow annexation into City of Gaithersburg.
5. After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, we think it creates an illegal enclave that will be completely surrounded by the City of Gaithersburg land being annexed. We request that this be reviewed once again by Montgomery County to check the legality and feasibility of the existence of this enclave.

With the above reasoning, we are formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for further review due to the many revisions that have taken place after the approval by the County.

We write to you with the hope that City of Gaithersburg understands, respects and takes into consideration the views of the residents who live and work at this intersection every day.

Thank you once again for your attention.

Mayor and City Council  
X-7089-2015  
Ex. 364

Respectfully,

Aneta Stoyanova and Boris Roumenov  
Quince Orchard Knolls residents

**From:** [david.coffman](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation petition X-7089  
**Date:** Monday, May 02, 2016 3:03:18 PM

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Hello,

As a concerned citizen who lives adjacent to the area under consideration I ask that you reject the above referenced annexation petition and send it back to the county for review.

Thank you,  
David

**From:** [Mike Hurt](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Concerned Citizen  
**Date:** Monday, May 02, 2016 3:03:46 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12109 Orchard View Rd, Gaithersburg, MD 20878. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Michael Hurt

Mayor and City Council  
X-7089-2015  
Ex. 366

**From:** [Aneta S.](#)  
**To:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Cc:** [Planning External Mailing](#)  
**Subject:** Concerns re. Magruder property annexation (case number is X-7089-2015)  
**Date:** Monday, May 02, 2016 3:05:43 PM

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Dear City Councilmembers with City of Gaithersburg,

My husband and I are long-term residents of the Quince Orchard Knolls and our children attend Thurgood Marshall ES and Quince Orchard HS. We are writing this letter to voice our concerns and state how strongly we feel against the annexation approval of the Magruder properties by the City of Gaithersburg.

1. Following an annexation the maximum height of commercial properties at 5 stories, will take away the suburban feel of our neighborhoods. We are very much against higher density of commercial properties to be built at the intersection at Route 124 and Route 28 , which does not fit the County's master plan.
2. Those buildings will be right next to the QO High school the MXD zoning will allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
3. With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. This will surely create a safety hazard for traffic coming in and out of our communities and even more so for students walking in and out at the adjacent Quince Orchard High School.
4. We also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will be used to justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board not to allow annexation into City of Gaithersburg.
5. After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, we think it creates an illegal enclave that will be completely surrounded by the City of Gaithersburg land being annexed. We request that this be reviewed once again by Montgomery County to check the legality and feasibility of the existence of this enclave.

With the above reasoning, we are formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for further review due to the many revisions that have taken place after the approval by the County.

We write to you with the hope that you understand, respect and take into consideration the views of the residents who live in these communities and walk to,

Mayor and City Council  
X-7089-2015  
Ex. 367

shop and drive by this intersection every day.

Thank you once again for your attention.

Respectfully,

Aneta Stoyanova and Boris Roumenov  
Quince Orchard Knolls residents

**From:** [Surendra Ray](#)  
**To:** [Planning External Mailing](#)  
**Subject:** The Magruder property annexation issue  
**Date:** Monday, May 02, 2016 3:07:07 PM

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Hello:

We are against the Magruder property annexation adjacent to Route Route 28. Please let us rethink and have more discussion on the issue.

Concerned resident.

Surendra Nath Ray  
15813 Seurat Drive  
N. Potomac, MD 20878  
301-221-9142

**From:** [Klebs, Elmer](#)  
**To:** [Planning External Mailing](#)  
**Cc:** ["councilmember.katz@montgomerycountymd.gov"](#); ["councilmember.rice@montgomerycountymd.gov"](#); [CityHall External Mail](#); [Klebs, Oksana](#); ["NPCAorg@gmail.com"](#)  
**Subject:** Public Comment on Magruder Property Annexation Plans  
**Date:** Monday, May 02, 2016 3:08:14 PM

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To all concerned,

We are writing today to ask that the Planning Commission please deny the request for the Magruder property annexation into the city of Gaithersburg. The plans have changed significantly since the first approval, and should go back to the County for review.

Some considerations and changes since the original proposal was presented include:

The M&T Bank property is not included. They wish to remain under County jurisdiction, and the current proposal would create an illegal enclave, as if approved, it would surround them with City of Gaithersburg properties.

The revised proposal includes annexation of the entire Quince Orchard / Route 28 intersection. We do not see how this is needed by the Magruders, and annexing it would pave the way for future expansion to other County properties.

The increased development density would affect the suburban character of this area; it would lead to overcrowding in the area, increased traffic congestion, and would compromise pedestrian safety for students at Quince Orchard High school at this busy intersection.

For all these reasons, we ask that you do NOT proceed with the Magruder property annexation at this time, but send the revised plans back to the County for review.

Sincerely,

Elmer and Oksana Klebs  
11812 Silent Valley Lane  
North Potomac, MD 20878

**From:** [Cammie Moncak](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property  
**Date:** Monday, May 02, 2016 3:10:47 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident in North Potomac and my children attend Jones Lane Elementary School and Ridgeview Middle School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Cammie Moncak

**From:** [May Kwan](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [May Kwan](#)  
**Subject:** Concerned on Magruder Annexation  
**Date:** Monday, May 02, 2016 3:10:48 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at North Potomac and my children attend Ridgeview Middle School and Jones Lane Elementary School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) The plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger conspiracy "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School, Ridgeview Middle School, and pedestrians.
- 4.) With the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. Schools in the surrounding area have already reached their physical and financial capacity. Some students are already in the mobile classrooms and the teacher-to-student ratio has been climbing for the past few years. WE NEED TO STOP THIS AND DO NOT CREATE MORE PROBLEMS!!!!
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. Please travel through this intersection during school time and rush hours. This is not a joke. Sitting at the traffic every morning and evening just to get passed the QO and 28 intersection is a constant pain already!

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

May Kwan

**From:** [Marco Marini](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation  
**Date:** Monday, May 02, 2016 3:13:56 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at Howard Landing Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Marco Marini

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: request  
**Date:** Monday, May 02, 2016 3:16:55 PM

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E-mail not copied to Planning.

Britta

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**From:**Carolynn Young [mailto:carolynnyoung@hotmail.com]  
**Sent:** Monday, May 02, 2016 2:54 PM  
**To:** councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;  
CityHall External Mail  
**Subject:** request

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 14516 Triple Crown Place and my children attend Ridgeview Middle School and Quince Orchard High School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Mayor and City Council  
X-7089-2015  
Ex. 373

Regards,

Carolynn M. Young, MD

May 2, 2016

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12605 Carrington Hill Drive, Willow Ridge Community. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.

2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.

3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.

4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)

5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,



Janet Mandel  
Resident of Willow Ridge Community

**From:** [J Shen](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 3:25:43 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16008 Shady Stone Way, Gaithersburg, MD 20878. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jenny Shen

**From:** [Sharron Barnum](#)  
**To:** [Planning External Mailing](#)  
**Subject:** STOP the annexation of the Quince Orchard/Route 28 intersection!!! STOP THE madness! DO NOT ALLOW THIS CRIMINAL COVERUP TO CONTINUE!!!  
**Date:** Monday, May 02, 2016 3:26:04 PM

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I live in the Kentlands and I hated the way Johnsons beautiful nursery was changed into commercial. When I found out about the coverup about how it happened, I was so mad. Our government and the powerful money people should not be allowed to ruin a neighborhood for their own gain. STOP IT!

We believe the sole reason for adding the intersection to the annexation is to pave the way for the Johnson property annexation, increasing the area of city of Gaithersburg that the Johnson property adjoins, making their annexation request less tenuous. This is an aggressive move by the city to encroach more and annex more land in the Quince Orchard area.

**M&T BANK PROPERTY NOT INCLUDED!**

The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg). This is a reason for the annexation request to go back to the county so that it can be reviewed again.

**INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS**

In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is in no way needed by the Magruders for their shopping center to be annexed.

I AM 100% against this action. No, that's not true I'm 200% against this action.

Sharron Barnum  
223 massbury St.  
Gaithersburg MD

Kenneth Barnum  
223 Massbury St.  
Gaithersburg MD

**From:** [Maureen Turner](#)  
**To:** [Planning External Mailing: councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Objection to MaGruder Annexation  
**Date:** Monday, May 02, 2016 3:33:33 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12504 Carrington Hill Drive, Gaithersburg, and my children will attend TMES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Maureen Turner

**From:** [Chrissy Spano](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov)  
**Subject:** Annexation  
**Date:** Monday, May 02, 2016 3:34:55 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident of Potomac Chase North Potomac and my children attend Jones Lane ES. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Chrissy Spano

Sent from my iPhone

**From:** [Peter Poggi](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [SUSAN FITZPATRICK](#)  
**Subject:** Please DENY the Magruder property annexation on Rt 28 & Quince Orchard Road!  
**Date:** Monday, May 02, 2016 3:38:36 PM

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My wife and I have been residents of Gaithersburg and Montgomery County since moving to Maryland in 1977. We have raised our family, have a grandchild here, and we hope to remain here. We are opposed to this annexation for several reasons..

- Traffic is already at gridlock levels during weekday morning and evening rush hours. I have personally experienced this, watching drivers jam the intersections as I count the traffic light cycles.
- This is fast becoming the "*zoning loophole*" of the day for landowners and developers to circumvent current zoning to *squeeze every dollar possible from their properties*, to the detriment of the people in the communities they leave behind.
- We have *already* experienced tragic pedestrian accidents involving students from Quince Orchard High School at that intersection. Please don't be responsible for making this worse.
- This area was never intended to be an area of urban and commercial concentration. Allowing this annexation will definitely set dangerous precedent for similar requests such as for the Johnson's property in the same vicinity.

**PLEASE, in the interest of us - the residents, do not allow this annexation!**

Respectfully,  
Cynthia and Peter Poggi

12413 Triple Crown Road  
North Potomac, MD 20878  
(301) 330-3196

**From:** [Sophie Lee](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Route 28 and Johnson and Magruder Proposed Annexation  
**Date:** Monday, May 02, 2016 3:58:54 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12640 Carrington Hill Drive. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School. The intersection is already extremely busy and dangerous as shown by the death of the cyclist last year from being hit by a truck exiting the Magruder property.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Sophie Lee  
12640 Carrington Hill Drive  
Gaithersburg, MD 20878  
Willow Ridge Development

**From:** [Fanny Tsang](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [CityHall External Mail](#); [NPCAorg@gmail.com](mailto:NPCAorg@gmail.com);  
[councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov)  
**Subject:** Mat ruder property annexation  
**Date:** Monday, May 02, 2016 4:01:07 PM

---

Please deny the annexation and return the plans to the county for review since they have been significantly altered since the County first approved them.

Sent from my iPad

**From:** [Jen Legge](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 4:08:36 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12733 Triple Crown Road and my children attend Jones Lane Elementary. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) The MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Increased density leads to increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jennifer Legge

Mayor and City Council  
X-7089-2015  
Ex. 382

**From:** [Kaman Wong](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov); [CityHall External Mail](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 4:09:09 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16009 Copen Meadow Drive, Gaithersburg, MD. My children attend Thurgood Marshall Elementary School and in the future years both of them will attend the Quince Orchard High School (adjacent to the Magruder property). I am writing this letter in strong opposition to the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) I am am against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School. **We have already suffered a death when a person on a bicycle was struck and killed at this intersection.** It is crowded enough and dangerous enough today. <http://legacy.wusa9.com/story/news/local/gaithersburg/2014/11/24/man-on-bike-fatally-struck-in-montgomery-county/70049282/>
- 2.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 3.) I believe the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will serve to justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) With increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

V/r,

Kaman Lam

(301) 569-7933

**From:** [Paul Gresham](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Property Annexation  
**Date:** Monday, May 02, 2016 4:10:56 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16009 Mills Orchard Drive, Gaithersburg, MD 20878 . I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Yours truly,  
Paul Gresham

**From:** [Sara Adams](#)  
**To:** [Planning External Mailing](#)  
**Subject:** MAGRUDER PROPERTY & JOHNSON PROPERTY DEVELOPMENT  
**Date:** Monday, May 02, 2016 4:12:52 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16017 Daven Pine Court, Gaithersburg and my children attend Quince Orchard High School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. We have already had a few bicyclist deaths on this corner and at Seneca Valley Road.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

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**Apologies for the last minute on this but we need to MOBILIZE TODAY to get on the City of Gaithersburg public record. If you are in agreement with this messaging, please take 5 minutes and utilize the letter template above and copy/paste and also Katie's notes below. (DO NOT FORWARD THIS EMAIL -- COPY PASTE PLEASE!)**

Once again this needs to be sent by **5pm TODAY** (Mon 05/02/16) to be included.

**From:** [Jason Green](#)  
**To:** [Planning External Mailing; COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Opposition to Annexation  
**Date:** Monday, May 02, 2016 4:14:37 PM

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Dear City of Gaithersburg City Planner and City Council Members,  
I am a resident at 12559 Carrington Hill Drive, Gaithersburg, MD 20878 and my two children attend Ridgeview Middle School, soon headed to Quince Orchard High School. I am writing this letter to express my strong opposition to the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection. For example the bicycle fatality that occurred recently exactly in the are in question:

<http://1.facebook.com/1.php?>

[u=http%3A%2F%2Flegacy.wusa9.com%2Fstory%2Fnews%2Flocal%2Fgaithersburg%2F2014%2F11%2F24%2Fman-on-bike-fatally-struck-in-montgomery-county%2F70049282%2F&h=1AQFao\\_5](u=http%3A%2F%2Flegacy.wusa9.com%2Fstory%2Fnews%2Flocal%2Fgaithersburg%2F2014%2F11%2F24%2Fman-on-bike-fatally-struck-in-montgomery-county%2F70049282%2F&h=1AQFao_5)

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Jason W. Green

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Stop the annexation of Quince Orchard/28  
**Date:** Monday, May 02, 2016 4:16:25 PM

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E-mail not copied to Planning.

Britta

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**From:** Sharron Barnum [mailto:sha77on@gmail.com]  
**Sent:** Monday, May 02, 2016 3:32 PM  
**To:** CityHall External Mail  
**Subject:** Stop the annexation of Quince Orchard/28

When I originally heard about how johnsons nursery had their expansion plans killed, and it was being sold, I was so upset. I now know just how corrupt that was, and I want it stopped. I want you to do everything you can to save my neighborhood from being changed into a commercial mess. It's right by the high school and Rachel Carson Elementary with residential. I HATE THAT YOU are changing it. The way it was done was so criminal and secret. Lies all around it.

Please STOP IT!

**M&T BANK PROPERTY NOT INCLUDED!**

The Magruder property annexation into the city of Gaithersburg was on hold for several months due to an issue with one of the property owners. We learned that the M&T Bank owns their property and refused to be a part of the annexation into the city of Gaithersburg; they wish to remain in the county. This creates an illegal enclave, a little piece of county within and completely surrounded by the city of Gaithersburg the way it is currently drawn (because the other side of the shopping center, the Starbucks corner, is already within the city of Gaithersburg). This is a reason for the annexation request to go back to the county so that it can be reviewed again.

**INTERSECTION TO BE ANNEXED – PAVING THE WAY FOR JOHNSONS**

In addition, the revised map for this annexation includes annexing the entire Quince Orchard/Route 28 intersection. This property is State Highway Administration right of way and is in no way needed by the Magruders for their shopping center to be annexed.

What a corrupt mess you've allowed to happen! We are 200% against this!

Sharron Barnum  
Ken Barnum  
223 Massbury St.  
Gaithersburg, MD

Mayor and City Council  
X-7089-2015  
Ex. 387

**From:** [wletzing@cs.com](mailto:wletzing@cs.com)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation  
**Date:** Monday, May 02, 2016 4:16:38 PM

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Please deny the Magruder annexation and return plans to the county for review since they have been significantly altered since the county first approved them.

Barbara Letzing  
Bonnie Dale Drive  
Potomac Chase Estates

Mayor and City Council  
X-7089-2015  
Ex. 388

**From:** [Britta Monaco](#)  
**To:** [Planning External Mailing](#)  
**Subject:** FW: Magruder annexation  
**Date:** Monday, May 02, 2016 4:16:43 PM

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E-mail not copied to Planning.

Britta

**From:** Nell Feldman [mailto:[giveemnell2@gmail.com](mailto:giveemnell2@gmail.com)]  
**Sent:** Monday, May 02, 2016 3:32 PM  
**To:** [councilmember.berliner@montgomerycountymd.gov](mailto:councilmember.berliner@montgomerycountymd.gov);  
[councilmember.katz@montgomerycountymd.gov](mailto:councilmember.katz@montgomerycountymd.gov); [councilmember.rice@montgomerycountymd.gov](mailto:councilmember.rice@montgomerycountymd.gov);  
CityHall External Mail  
**Subject:** Fwd: Magruder annexation

FYI

----- Forwarded message -----

**From:** **Nell Feldman** <[giveemnell2@gmail.com](mailto:giveemnell2@gmail.com)>  
**Date:** Mon, May 2, 2016 at 1:32 PM  
**Subject:** Magruder annexation  
**To:** [planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov)

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12002 Citrus Grove Road in Orchard Knolls. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, QOHS etc.)

5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Respectfully,

Nell Feldman  
12002 Citrus Grove Road  
North Potomac, MD

**From:** [foxrab@comcast.net](mailto:foxrab@comcast.net)  
**To:** [Planning External Mailing](#)  
**Cc:** [Michael S. Fox-Rabinovitz](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 4:22:53 PM

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Dear Sir/Madam,

I ask you to deny the annexation and return the plans to the County for review since they have been significantly altered since the County first approved them.

Sincerely,  
Michael Fox-Rabinovitz  
14600 Quince Orchard Road, North Potomac MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 390

**From:** [yile.li](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation Request  
**Date:** Monday, May 02, 2016 4:23:47 PM

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Dear City Planner and esteemed City Council members with the City of Gaithersburg,

I am a concerned resident at 15711 Cherry Blossom Lane. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Yile li

Mayor and City Council  
X-7089-2015  
Ex. 391

**From:** [Jane Stelboun](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Development at Route 124 and Route 28  
**Date:** Monday, May 02, 2016 4:26:19 PM  
**Attachments:** [PastedGraphic-7.tiff](#)

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 9 Quince Valley Ct in North Potomac. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg. Personally I don't care if I live in "Gaithersburg" or "North Potomac." I lived in the City of Gaithersburg for 17 years and enjoyed the community and the city services. But this proposal is ridiculous. Sometimes we just don't know when to stop. Please listen to the people who live and work here every day. Below are the reasons I am/ we are against this development:

1. This area is already so congested. Getting up and down Route 28 during rush hour is challenging. Adding additional commercial and (potentially) residential property will only increase that congestion. Students walk to school every day and their safety is of great concern.
  
2. Many of us bought here because we liked the neighborhood. We like the neighborhood shops on our corners. We're not looking for higher density, mixed use development. What is being proposed will change the look and feel of our neighborhood significantly.
  
- 3.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
  
- 4.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
  
- 5.) Plus with the MXD zoning it could allow for future revision to add

residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards, Jane Stelboun, 9 Quince Valley Ct., North Potomac, MD



**Jane Stelboun**

**301-758-5848**

**[jane@janemarketing.net](mailto:jane@janemarketing.net)**

**[www.linkedin.com/in/janestelboun](http://www.linkedin.com/in/janestelboun)**

**[janemarketing.net](http://janemarketing.net)**

**From:** [Christina Ufholz](#)  
**To:** [Planning External Mailing](#)  
**Subject:** annexation approval of the Magruder properties  
**Date:** Monday, May 02, 2016 4:27:34 PM

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Dear City Planner and esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 15711 Cherry Blossom Lane. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Christina Ufholz

**From:** [Anandhi Rajakumaran](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder annexation petition X-7089.  
**Date:** Monday, May 02, 2016 4:29:28 PM

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Please deny the annexation request and send it back to the county for review considering the annexation specifications have been altered since the county last reviewed it. The current version of the annexation request is detrimental to the community.

Thank you,

-----  
Anandhi Rajakumaran  
Phone: +12026317816

**From:** [Bonny Yaen](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Against Annexation of Magruder properties  
**Date:** Monday, May 02, 2016 4:29:50 PM

---

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12004 Citrus Grove Road and my children attend Rachel Carson Elementary. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Bonny & Christopher Yaen

**From:** [calliepinto@verizon.net](mailto:calliepinto@verizon.net)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 4:31:31 PM

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To whom it may concern:

I am writing to urge you to deny the annexation and return the plans to the County for review. I understand that they have been significantly altered since the County first approved them.

Thank you

Callie Pinto

13705 Turkey Foot Rd

North Potomac, MD 20878

Mayor and City Council  
X-7089-2015  
Ex. 396

**From:** [Michael Patric](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder / PVSC Annexation  
**Date:** Monday, May 02, 2016 4:34:17 PM

---

Dear City of Gaithersburg Planning,

I am emailing to enter written testimony in regard to the proposed Magruder / Potomac Valley Shopping Center South Annexation.

As a resident of one of the homeowners associations adjacent to the property (Quince Haven) I have some serious concerns about the proposed terms of the annexation agreement.

First of all, the City's master plan vision of a "gateway" to the city is NOT supported by the adjacent county residents. The only true visitors to the area will arrive from the east unless they discover White's Ferry somehow.

I see the plan to include the complete route 28 and 124 intersection as a way for the City to block objections to implementing the gateway design at this intersection. Given the community's concerns about the increased traffic and potential sight line impacts of the reduced setbacks, I and all of the surrounding HOAs are firmly opposed to the annexation of the full intersection. Keep the city to the east of the natural route 124 barrier.

Clearly the intersection can be removed from the application because the revised proposal has already sliced up the property to exclude the M&T bank property.

I have two issues with the impact of excluding the M&T property. First the sliver of land between M&T and the fire station creates an enclave of county property surrounded by the city. The connection via route 28 may skirt the legal definition by language but it is a clear violation of the intent of the law. Second, that sliver of land should be excluded from the FAR calculation as it is impossible to build anything on it.

Finally, the master plan, owner, and proposal have all stated no residential. Since the City has acted to undermine the school capacity test that impacts my three children's education, I have zero faith in the city's ability to represent their best interests, I request that the exclusion of residential be specifically written into the annexation agreement to prevent a future owner from making a change.

I hope City Planning will seriously consider these points as I am losing the County Council's oversight of this property (through this annexation) that I had counted on to consider the interests of the greater community. Please include the non-City neighbors in your consideration of issues that affect them.

Thank you,

Michael T. Patric, AIA, LEED AP BD+C  
Quince Haven Resident

Sent from my iPhone.

**From:** [Michele Kaufman](#)  
**To:** [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)  
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)  
**Subject:** Magruder property and surrounding areas  
**Date:** Monday, May 02, 2016 4:34:35 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12830 Doe Lane Darnestown, MD 20878 and my children attend Jones Lane Elementary School and Ridgeview Middle School. I am writing this letter **against** annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Michèle R. Kaufman

Mayor and City Council  
X-7089-2015  
Ex. 398



**From:** [Chris Mauck](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexation of the Magruder properties  
**Date:** Monday, May 02, 2016 4:34:55 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident residing at 5 Hidden Ponds Court and my daughter attends Quince Orchard High School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, QOHS, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Christine Mauck

**From:** [lfarago@empirefs.com](mailto:lfarago@empirefs.com)  
**To:** [Planning External Mailing; anniexymo@gmail.com](mailto:anniexymo@gmail.com)  
**Subject:** Against annexation  
**Date:** Monday, May 02, 2016 4:42:35 PM  
**Attachments:** [untitled](#)

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16213 Hidden Ponds Way and my children attend Quince Orchard High School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

**Luis F. Farago III (NMLS 107551)**  
President/CEO  
**Empire Financial Services, INc (NMLS 7684)**  
15200 Shady Grove Road  
Suite 310

Mayor and City Council  
X-7089-2015  
Ex. 400

Rockville, Maryland 20850  
Ph: 301-838-2023  
direct 240-499-3211  
cell 301-675-3858  
fax 301-838-5526  
email [lfarago@empirefs.com](mailto:lfarago@empirefs.com)



**From:** [AlexanderSkool](#)  
**To:** [Planning External Mailing](#)  
**Subject:** against annexation approval  
**Date:** Monday, May 02, 2016 4:44:32 PM

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I am a concerned resident of the 20878 zip code and my children attend TMES I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Barbara Robbertse

**From:** [Brent Jamsa](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Magruder Annexation  
**Date:** Monday, May 02, 2016 4:45:59 PM

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Dear City of Gaithersburg,  
Please deny any annexation requests for developers near Quince Orchard HS including the Magruder Annexation. Quince Orchard is overcapacity and is currently experiencing desk shortages. It would be unwise to grant annexation due to the "Pandora's Box" of possibilities of development that could occur. Any further development puts students and staffs safety directly AT RISK.

I respectfully request that you deny the annexation request.

-Brent Jamsa

**From:** [Jennifer's Yahoo](#)  
**To:** [Planning External Mailing](#)  
**Subject:** letter against annexation approval of the Magruder properties by the City of Gaithersburg  
**Date:** Monday, May 02, 2016 4:49:15 PM

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Dear City Planner and esteemed City Council Members with City of Gaithersburg,

I am a concerned resident at 12213 Quince Valley Dr. Gaithersburg, MD and my children attend Jones Lane ES.

I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,  
Jennifer Cuddapah

**From:** [Melanie Sparks-Liacouras](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexation  
**Date:** Monday, May 02, 2016 4:49:54 PM

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Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident in the Potomac grove community and my children attend Jones lane elementary school. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area.
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,

Peter and Melanie Liacouras  
15100 Gravenstein way, North Potomac, MD 20878

**From:** [Gundersen](#)  
**To:** [Planning External Mailing](#)  
**Cc:** [Trudy Schwarz](#)  
**Subject:** Magruder property annexation  
**Date:** Monday, May 02, 2016 4:52:18 PM

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City of Gaithersburg,

I am writing again about the Magruder property annexation; I testified in March on denying the annexation.

We are non city residents but live less than a mile from the proposed annexation. Annexation of this property and the proposed renovations will be a deterrent to the surrounding community.

- Quince Orchard school - open lunch for grades 11 & 12 - they walk to the shopping center for lunch. Also during and after school as well on weekends.
- The shopping center as it is today you can hardly get out of the parking spaces and two(2) cars passing each other is almost impossible.
- Increased traffic from the proposed renovations that the property is proposing that includes height of buildings, offices, commercial and residential.
- Congestion that is present on RT 28/Darnestown Road; even in non rush hour is horrendous.
- Are you willing to make the current citizens life more stressed with more congestion, all for more taxes and income for the City of Gaithersburg?
- Annexation would mean that this property could renovate and build six(6) story buildings; which has been proposed to the City for approval.
- Obstruction of the suburb feeling that is now present even with all the construction and current commercial buildings.
- The amount of traffic along Quince Orchard Road,(across from the Magruder property) is heavy coming from the High School and Library.
- Quince Orchard Road is a main cut through to Potomac and VA as well as the beltway.
- At this time vehicles use the Quince Orchard Knolls subdivision (*the Knolls*) to *cut through* due to traffic on RT 28/Darnestown Road and Quince Orchard Road due to not being able to make a left tun onto Quince Orchard Road to get to the high school or their development. They also cut through the Knolls to avoid going to the light at Quince Orchard High School to turn right or even left onto RT 28/Darnestown Road.
- There are bicyclists who ride on RT 28/Darnestown Road and Quince Orchard Road, again with the annexation and proposed renovations this will increase the danger to them.
- The amount of foot traffic along RT 28/Darnestown Road and Quince Orchard Road is always constant, this includes weekends.
- The proposed Johnston Property that has now been submitted to the City for annexation and then building approval (against the residents objection of the proposed property density usage and traffic congestion)
- Quince Orchard High School is a walking school with school buses serving those who live out side of the allowable walking area. Even those who are serviced by buses at times walk to and from school.
- Ridge View student walk to and from the Quince Orchard High School for classes during the school day.

- Quince Orchard is the most rented out school in the County during the week as well as weekends. This excludes the school sponsored events that happen after school hours and on weekends. The current traffic from the above mentioned is now congested and dangerous with walkers and vehicles.
- Even though this property does not project a large amount of students from the residence this annexation proposal right now all schools in the area are over crowded.
- Public Safety (fire/Police) as well as public services - on the proposal it states that the state will maintain the roads. Is the city going to maintain and provide the other services? Is this in a written agreement that is binding?

You need to deny the annexation of not only this property but the Johnson property into the city.

Please consider the current residents that live just outside of the now city limits. There are reasons that people have bought outside the city limits and do not wish to be included in the city limits. Gaithersburg is a great city but there are people who do not want to live in its limits.

I know you want to make this end of Gaithersburg the *Gateway into the city*; but stay on your side of the street and do not annex in the Magruder property or the Johnson property. The community does not want this to happen and if you say you listen to the *people* then please listen to us.

Regards,  
Mary Lou & Gordon Gundersen  
301-869-5625

**From:** [Donna Williams](#)  
**To:** [Planning External Mailing](#)  
**Subject:** Annexing Magruder property  
**Date:** Monday, May 02, 2016 4:53:10 PM

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Dear City Planner and Esteemed City Council members with City of Gaithersburg,

I am a concerned resident at 16041 Copen Meadow Drive, Gaithersburg, MD. My children no longer live at this address, but if they did I would be very concerned about the traffic near Quince Orchard High School (adjacent to the Magruder property). I would also be concerned about the traffic because Quince Orchard Public Library is behind this shopping center. I am writing this in strong opposition to the annexation approval of the Magruder properties by the City of Gaithersburg for these reasons.

- 1) I am against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also create a safety hazard for students at the adjacent Quince Orchard High School. We have already suffered a death when a person on a bicycle was struck and killed at this intersection. It is crowded and dangerous.
- 2) This needs to be reviewed by the Montgomery County Planning Board as M&T Bank is not included in the City of Gaithersburg annexation.
- 3) I believe the plan to annex the entire intersection at Route 124 and Route 28 is attempting to justify the future annexation of Johnson Property into the City of Gaithersburg.
- 4 Plus with MXD zoning it could allow for residential properties and overcrowding of neighboring schools.
- 5) I am very concerned about pedestrian safety and increased traffic.

Thank you for listening to my concerns.

Donna Williams

**From:** [Diana Conway](#)  
**To:** [Planning External Mailing](#); [cityhall@gaitthersburg.gov](mailto:cityhall@gaitthersburg.gov); [County.Council@montgomerycountymd.gov](mailto:County.Council@montgomerycountymd.gov)  
**Cc:** [npcacorg@gmail.com](mailto:npcacorg@gmail.com)  
**Subject:** Magruder property annexation-- OPPOSED  
**Date:** Monday, May 02, 2016 4:56:32 PM

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Dear Planning Board Members and Staff of Gaithersburg,

I am writing as a longtime civic activist committed to the integrity of our communities--- as well as to the transparency of our governance. Because of significant changes made to the plans I urge you to **deny the annexation** of the Magruder property by Gaithersburg and **return the plans to the County** for review of those changes.

As one of many 'outside' civic activists watching this unfold, there is a dismaying sense of déjà vu as deficiencies are glossed over for developer benefit. I do not take issue with developers pursuing their interests; that's their job. It is the job of our elected officials and staff to give residents equal consideration, time and access to the discussion.

Among the deficiencies requiring a return of these plans to the County:

- The exclusion of the property owned by M&T Bank and the resulting 'island' of County property within Gaithersburg's (proposed) jurisdiction;
- The 'creeping annexation' that would result from annexation of the entire intersection of Route 28 & Q.O. There is no defensible argument for this annexation despite Magruder's insistence to the contrary;
- The significant change in character of what is now a suburban area;
- The likelihood of even **more** overcrowding of Q.O. under the City's more lax APFO;
- The very significant threat to pedestrian safety, particularly for Q.O. students —this issue has gained prominence for all the wrong reasons: pedestrian fatalities. It defies logic to actively create another such setting;
- The very predictable yet unaddressed increase in traffic on Route 28. Where are the funds? What program or project will be cut instead?
- If none of these 'horribles' are going to happen, could the community please have that in a written, enforceable document?

In the absence of serious dialogue with the community and enforceable terms, it is irresponsible -- and disrespectful of the community-- to proceed. I urge you to return these plans to the Council for a re-set.

Thank you for considering my opinion on this matter.  
Kind regards,  
Diana Conway

Diana E. Conway  
10600 River Road  
Potomac MD 20854  
301-983-6124

Mayor and City Council  
X-7089-2015  
Ex. 407

240-997-0404  
[dconway@erols.com](mailto:dconway@erols.com)