

## Timeline Related to X-7067-2015 (Johnson Annexation)

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### ***Milestones of Annexation Process:***

1. Submission of Annexation Petition and Exhibits
  - (Completed June, 2015)
2. Introduction of Annexation Petition at Mayor and City Council Meeting
  - (Completed August, 2015)
3. Notification of Annexation sent to County, Regional and State Planning Agencies
  - (Completed August, 2015)
4. Notice of Public Hearing of Mayor & City Council Posted on Property
  - (Scheduled for November, 2015)
5. Notice of Public Hearing of Mayor & City Council published in *Washington Post* newspaper: 4 Consecutive Weeks
  - (Scheduled for November & December, 2015)
6. Discussion and Recommendation at the County (M-NCPPC) Planning Board
  - (Scheduled for November 12th, 2015)
7. Gaithersburg Planning Commission Public Discussion and Recommendation
  - (Scheduled for December, 2015 & January, 2016)
8. Gaithersburg Mayor and City Council Public Hearing - *Public hearing record generally left open for 20 to 30 days for additional written testimony after public hearing date.*
  - (Expected First Quarter 2016)
9. Recommendation from County Council Planning Housing & Economic Development (PHED) Committee
  - (Expected First Quarter 2016)
10. Introduction of Resolution to County Council
  - (Expected First Quarter 2016)
11. Discussion and Action on Resolution at the County Council
  - (Expected First Quarter 2016)
12. Gaithersburg Mayor and City Council Policy Discussion and Final Decision
  - (Expected Second Quarter 2016)

*Red = County Process*

**From:** [Henry Marraffa - External](#)  
**To:** [Ailene Renzi](#); [Dick Jurgena](#); [Sharon & Mark Gilder](#); [Beth Kennington](#)  
**Cc:** [Rob Robinson](#)  
**Subject:** FW: Proposed Johnson Property Annexation  
**Date:** Friday, October 30, 2015 5:52:07 PM  
**Attachments:** [image001.png](#)  
[Johnson AnnexTimeline.pdf](#)

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Update on the Johnson properties

Henry Marraffa  
Gaithersburg City Council  
301-977-5029 home/office  
301-442-2142 cell  
[hmarraffa@starpower.net](mailto:hmarraffa@starpower.net)

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**From:** John Schlichting [<mailto:JSchlichting@gaithersburgmd.gov>]  
**Sent:** Friday, October 30, 2015 4:27 PM  
**To:** Mayor and Council  
**Cc:** Tony Tomasello; Dennis Enslinger; Lynn Board; Britta Monaco; Martin Matsen; Trudy Schwarz; Rob Robinson  
**Subject:** Proposed Johnson Property Annexation

Mayor and Council,

The following email and attachment will be sent to everyone who inquiries about the status of the proposed Johnson Property annexation:

On August 17, 2015, the Mayor and City Council of Gaithersburg voted to introduce an Ordinance to annex approximately 23.45 acres of land in the northwest quadrant of the intersection of Darnestown and Quince Orchard Roads known as the Johnson Property. This action was taken at the request of the property owner. A video of the Mayor and Council's discussion and a package of materials can be found under Ordinances / Resolutions / Regulations at this link:

<http://sirepub.gaithersburgmd.gov/sirepub/mtgviewer.aspx?meetid=2356&doctype=AGENDA>

This was the beginning of a lengthy public process which will include many more opportunities for public comment. Attached is a timeline of the process with estimated timeframes. While initiated by the City, the process involves Montgomery County staff and both the County Planning Board and Council. The next step is the County Planning Board's discussion and recommendation which will take place at the Maryland-National Capital Park and Planning Commission at 8787 Georgia Avenue in Silver Spring on Thursday, November 12<sup>th</sup> from 10:30AM to 3:00PM. The agenda and materials for this meeting are not yet online, but will be posted at this link:

[http://www.montgomeryplanningboard.org/meetings\\_archive/](http://www.montgomeryplanningboard.org/meetings_archive/)

A Project Page for the Johnson annexation is being prepared and will be available on the City's

website next week. It is important to note that this proposed annexation is one of two that are running almost concurrently at the same intersection. The owners of Potomac Valley Shopping Center are also seeking annexation for the portion of the shopping center not currently in the city in the southeast quadrant. The Mayor and City Council introduced that Ordinance on September 8<sup>th</sup>.

Both of these properties are within the maximum expansion limit of the City of Gaithersburg, as depicted in the Growth Element of the City's 2003 Master Plan, adopted 2009.

Please don't hesitate to call or email me, Planning Division Chief Martin Matsen ([mmatsen@gaitthersburgmd.gov](mailto:mmatsen@gaitthersburgmd.gov)), or Long Range Planning Manager Rob Robinson ([rrobinson@gaitthersburgmd.gov](mailto:rrobinson@gaitthersburgmd.gov)) with questions.



**John Schlichting | Director, Planning and Code Administration**

City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877

P (301) 258.6330 | C (240) 421-0812 | [JSchlichting@GaithersburgMD.gov](mailto:JSchlichting@GaithersburgMD.gov)

**From:** [Trudy Schwarz](#)  
**To:** [Simonne Lynch](#)  
**Cc:** [Rob Robinson](#)  
**Subject:** RE: Proposed building  
**Date:** Friday, October 30, 2015 9:58:58 AM

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Thank you for your email, it will be put in the record file of the application and forwarded to Gaithersburg elected officials.

Rob Robinson is the City staff member coordinating this annexation application. Further correspondence can be directed to his email at [rrobinson@gaitthersburgmd.gov](mailto:rrobinson@gaitthersburgmd.gov) .

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

From: Simonne Lynch [<mailto:simace@verizon.net>]

Sent: Friday, October 30, 2015 9:55 AM

To: Planning External Mailing

Subject: Proposed building

We are residents of north Potomac and vehemently oppose any development of the property next to Safeway on Darnestown Rd.

Mark and Simonne Lynch

Sent from miPhone

**From:** [Trudy Schwarz](#)  
**To:** [Doris Stokes](#); [Britta Monaco](#); [Tony Tomasello](#); [John Schlichting](#)  
**Cc:** [Rob Robinson](#)  
**Subject:** RE: Serious issue needs more review immediately  
**Date:** Friday, October 30, 2015 9:44:05 AM

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Doris & Britta, this is related to annexation X-7067-2015, the Johnson Property. Rob Robinson is handling this annexation.

Thanks  
Trudy

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**From:** Doris Stokes  
**Sent:** Friday, October 30, 2015 8:35 AM  
**To:** Trudy Schwarz  
**Subject:** FW: Serious issue needs more review immediately

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**From:** Britta Monaco  
**Sent:** Friday, October 30, 2015 7:09 AM  
**To:** Connie Ingalls; [Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org); CityHall External Mail  
**Cc:** Doris Stokes; Tony Tomasello; John Schlichting  
**Subject:** RE: Serious issue needs more review immediately

Ms. Ingalls, thank you for your e-mail to the City of Gaithersburg regarding the proposed annexation. Your message will be forwarded to our elected officials for their consideration.

**Britta Monaco**

**Director, Department of Community & Public Relations**  
City of Gaithersburg | 31 S. Summit Ave. | Gaithersburg, MD 20877  
P: 301-258-6310 x2111  
[bmonaco@gaithersburgmd.gov](mailto:bmonaco@gaithersburgmd.gov)

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

From: Connie Ingalls [<mailto:ingalls101@verizon.net>]  
Sent: Friday, October 30, 2015 6:55 AM  
To: [Michael.Bello@montgomeryplanning.org](mailto:Michael.Bello@montgomeryplanning.org); CityHall External Mail  
Subject: Serious issue needs more review immediately

Please add my name to the many citizens who I am sure you are hearing from today with concerns about this proposed annexation plan. I cannot believe the City of Gaithersburg is going to let this happen given all the concerns about school overcrowding in this area. Mayor Ashman and council members, please get involved and review this further as it sounds like a very poor plan.

Thank you,  
Connie Ingalls  
613 Bright Meadow Drive

Gaithersburg, MD 20878

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> Hi,

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> Not sure if you are aware but Johnson's is planning on doing an annexation with Gaithersburg City in order for them to build a development on the land behind Safeway. They plan on adding 180 new homes (condos, townhouses, single family). This was not approved by the county which recommended parks in the area because of the traffic and school capacity issues. Thus the land owners are asking the city to annex them because the city would be easier to get this accomplished in the coming months. They could break ground immediately afterwards although they did not provide us with a proper timeline. I thought you should know as this has the potential of adding a great deal of students to your school.

>

> This is especially important as our local schools did not get the needed funding to expand in the next 5 years.

>

> Sincerely,

>

> Scott

>

> [Attachment(s) from Katie Rapp included below]

>

> Hello, the Johnson family who own the land that includes the Safeway, CVS, and undeveloped land next to Willow Ridge and Orchard Hills has asked the city of Gaithersburg to annex and rezone all of their property which they would then redevelop. The other corners of QO/28 are also on the Gaithersburg Master Plan slated for possible annexation and redevelopment with the entire area called a "Gateway" to the city. This would surround QOHS with a great deal of development and change the entire area.

>

> The Johnsons are holding a public info session on Tues (10-27) at 7 PM at their red block building behind the Safeway where the barbecue truck parks. Please attend. There's more info below. Share it. Contact me with questions.

>

> Katie Rapp

>

> ----- Forwarded Message -----

> From: Munish Mehra

> Subject: Potential Large Scale Development around Willow Ridge -

> Please review carefully - If you can, do try to attend the meeting on

> Oct 27th at 7:00 PM (See attachment)

>

> Hello neighbors,

> Munish asked me to write up some of the details about the proposed Johnson property annexation, rezoning, and redevelopment. Here goes.

> This is a big deal. It includes ALL of the Johnson property, including the Safeway, CVS, bank, as well as the undeveloped land adjacent to Willow Ridge. I suggest that everyone in Willow Ridge and the whole area should take this very seriously. If it goes through, it will profoundly change this area. I'll repeat, this is a big deal. It changes the nature of the land use allowed on the property in a very big way.

>

> Land Use: Here is some history as I understand it. Currently, the ~14 acres closest to Willow Ridge are zoned R-200 which only allows single family homes. The Johnsons could have built homes on this land at any time. They chose not to include it in the land sold to the Hidden Ponds developers. They had other plans (unknown to us).

>

> Current Special Exception: The Johnsons were able to get a "special exception" on that property decades ago with (as far as I know) no community disagreement, because they told Willow Ridge neighbors that they just planned to move a few greenhouses to the land, greenhouses that needed to be relocated when Thurgood Marshall ES was built. However, the special exception allows a number of uses other than single family homes, including a garden center.

> Garden Center Proposal: The community was surprised in 2004-2005 to learn that the Johnson's wanted to take advantage of this special exception and develop a very large-scale garden center on the entire 14 acres. This met a great deal of community opposition and the Johnsons came back quickly with a scaled back plan, using just the 6 acres closest to 28 for a new garden center. The rest of the property was going to be undeveloped/storm drainage area.

>

> Garden Center Approved/Not Built: This plan was approved, but the Johnson's chose not to build the garden center. I was told by Russell Johnson that it was because the price of construction materials had gone up too much after Hurricane Katrina. Another neighbor told me it was because the Johnsons were required to make expensive improvements to intersections on 28.

> Rezoning to Commercial: About 6 years ago, the Johnson's tried to get the 14 acres adjacent to Willow Ridge rezoned from residential zoning to commercial zoning. This was during the "Science City" zoning discussions about Belward Farm which is in the same planning area as us. This rezoning of the Johnson property met with community opposition and they dropped that plan quickly.

>

> Selling to Parks Dept: They also talked about selling the land to the

> parks department. This is referenced in the current zoning plan for

> our area, the Great Seneca Science Corridor Master Plan on p. 61

> <http://www.montgomeryplanning.org/community/gaithersburg/documents/GSS>

> CApprovedandAdopted\_web.pdf The parks department did not have the

> funding to purchase the property at the price the Johnson's were offering it. The end result is that nothing happened at that time. The county did not rezone the land and the parks dept did not purchase it.

>

> Current Zoning/Allowed Uses: The map on p. 62 of the Great Seneca plan shows the current zoning. The 14 acres adjacent to Willow Ridge are zoned for single family home residential development. The commercial properties including the gas station, Safeway, CVS, and bank, are zoned C-1 which is neighborhood convenience. That is, allowed uses are limited to businesses that people need close to home such as groceries, gas, pharmacy, hair salons, doctor offices, etc. It's not supposed to be a "draw" for people to come from a distance. This keeps it to local traffic... it's not drawing in crowds.

> Request for Annexation: After they were not able to get the land rezoned in 2009, the Johnson's went to the city of Gaithersburg and asked for annexation. This is referenced in the 2009 Gaithersburg city Master Plan:

> [http://www.gaithersburgmd.gov/~media/city/documents/government/master\\_plan/2011/Land\\_Use.pdf](http://www.gaithersburgmd.gov/~media/city/documents/government/master_plan/2011/Land_Use.pdf) Creating a Western "Gateway": Note that the Gaithersburg plan calls for annexation and rezoning of the all the corners of 28/QO (except QOHS) and they are calling this a "Gateway" to the city. For reference, the definition of Gaithersburg MXD zoning:

> Municode Library

>

> The Gaithersburg city council discussed and agreed to enter into an annexation agreement with the Johnsons this past summer. The documents are here:

> <http://sirepub.gaithersburgmd.gov/sirepub/agdocs.aspx?doctype=minutes&itemid=11744>

>

> Here's more info about the Gaithersburg planning process.

> <http://www.gaithersburgmd.gov/services/planning-services/planning---faq>

> q My Questions: I have many questions about this proposal, as I am sure most people in Willow Ridge have. Here are some of mine:

> What is the density of housing allowed on MXD land and what is proposed? I have concerns because we need to keep in mind what they could do down the road, not just what they say they want to do now.

> Will they have to notify neighbors when they develop/redevelop the land? With the current R-200 zoning, the county requires that they contact adjacent landowners and community associations so we're aware of plans. We have the right to comment on plans. I do not know if this is the case if the land is annexed and rezoned by the city.

> They are proposing to eventually knock down all the existing commercial buildings on the developed properties (including the Safeway, CVS, bank, restaurants like the new Inferno pizza place). What would they put in its place? Again what is planned and what is allowed. Again, the concern about what they could do down the road. They do not currently have to notify neighbors about C-1 development plans. What is the situation for MXD in city of Gburg?

> Why are they calling this a Gateway to the city? I have a huge issue with this. The current development plans for Montgomery County call for heaviest development along the I-270 corridor. I understand considering Rio/Washingtonian/Crown a Gateway into the city of Gaithersburg. People are arriving off the interstate. It is a destination. Who would we be the gateway for? People who live in Darnestown and the agricultural reserve? Darnestown is in the Potomac planning area (from Riffle Ford on) and this is low density development because of distance from I-270. The agricultural

reserve has limitations on development. Why would city of Gaithersburg plan a large scale gateway to the city for people coming from the west?

> Annexing the Johnson land would mean that City of Gaithersburg extends in an odd way into the middle of Willow Ridge and Orchard Hills. Would that mean they would eventually want to annex our communities and what would that mean for us? Taxes, services, etc?

> Traffic... an obvious huge issue when we already have a great deal of difficulty leaving the neighborhood at certain times of the day. Safety is a huge issue.

> Widening of 28? If they build this much development, would they need to further widen 28 and/or widen it into Darnestown or beyond to accommodate traffic? It's a bottleneck now as it narrows at Riffle Ford. What would happen if traffic significantly increases? How far would the backups extend at rush hour?

> Why would they surround a high school with heavy development like this? What are the safety implications for students at QOHS?

> These are just a few questions I have off the top of my head. I'm sure everyone will think of more. I want to re-state that this is a huge issue that I urge everyone takes very seriously. Feel free to share this info with people in adjoining communities. The whole area will be deeply affected. I encourage everyone to attend meetings and understand the issues clearly. This is not a done deal. Make sure your voice is heard.

> Katie Rapp

>

> Thank You!!!

>

> --

> You received this message because you are subscribed to the Google Groups "QOHS PTSA" group.

> To unsubscribe from this group and stop receiving emails from it, send an email to [qohs-ptsa+unsubscribe@googlegroups.com](mailto:qohs-ptsa+unsubscribe@googlegroups.com).

> For more options, visit <https://groups.google.com/d/optout>.

**From:** [John Schlichting](#)  
**To:** [Ryan Spiegel](#); [Tony Tomasello](#); [Rob Robinson](#); [Martin Matsen](#); [Dennis Enslinger](#)  
**Subject:** RE: Proposed Johnson Property Annexation  
**Date:** Saturday, October 31, 2015 12:42:12 PM  
**Attachments:** [image001.png](#)

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Thanks, I think I've hit everyone and also responded to two threads on Nextdoor Kentlands.

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**From:** Ryan Spiegel  
**Sent:** Saturday, October 31, 2015 9:27 AM  
**To:** John Schlichting; Tony Tomasello; Rob Robinson; Martin Matsen  
**Subject:** RE: Proposed Johnson Property Annexation

Here is the email for Jacob below. It's Jacob Straus, [jakest@gmail.com](mailto:jakest@gmail.com)

Ryan Spiegel

Council Vice President

City of Gaithersburg

[www.GaithersburgMd.gov](http://www.GaithersburgMd.gov)

Twitter: [@GburgMD](https://twitter.com/GburgMD)

President, Md Municipal League - MoCo Chapter

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**From:** Ryan Spiegel  
**Sent:** Friday, October 30, 2015 4:45 PM  
**To:** John Schlichting; Tony Tomasello  
**Subject:** RE: Proposed Johnson Property Annexation

Thanks. Will this also be sent to the folks who have already inquired in the last 24 hours?

I have a few additional names/emails to add to that list from folks who have contacted me directly. Here are the ones I recall:

Jacob [Last Name?]  
Contacted by phone - friend of my wife.

Phil Usatine  
[philu@missinglinksoftware.com](mailto:philu@missinglinksoftware.com)

Jeanne Ellinport  
[jeannemcps@yahoo.com](mailto:jeannemcps@yahoo.com)

Charlotte Oslund,  
[Oslund.Charlotte@bls.gov](mailto:Oslund.Charlotte@bls.gov)

Mark Ezrin  
[mark@ezrinfamily.com](mailto:mark@ezrinfamily.com)

Ailene Renzi [[arrenzi@gmail.com](mailto:arrenzi@gmail.com)]

From the email chain originally starting from the QOHS Booster email listserv, there are a few other email addresses that can be gleaned. Maybe we should send the staff response to those folks who started the thread too.

Ryan Spiegel

Council Vice President

City of Gaithersburg

[www.GaithersburgMd.gov](http://www.GaithersburgMd.gov)

Twitter: [@GburgMD](https://twitter.com/GburgMD)

President, Md Municipal League - MoCo Chapter

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**From:** John Schlichting  
**Sent:** Friday, October 30, 2015 4:26 PM  
**To:** Mayor and Council  
**Cc:** Tony Tomasello; Dennis Enslinger; Lynn Board; Britta Monaco; Martin Matsen; Trudy Schwarz; Rob Robinson  
**Subject:** Proposed Johnson Property Annexation

Mayor and Council,

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**John Schlichting** | Director, Planning and Code Administration

City of Gaithersburg | 31 S Summit Avenue | Gaithersburg, MD 20877

P (301) 258.6330 | C (240) 421-0812 | [JSchlichting@GaithersburgMD.gov](mailto:JSchlichting@GaithersburgMD.gov)