

From: [Julie Focht](#)
To: [Planning External Mailing](#)
Subject: Comment on Johnson land annexation
Date: Thursday, November 05, 2015 2:08:09 PM

To all involved,

Those of us who live in the neighborhoods surrounding the Johnson land have serious concerns over this development plan. There needs to be much more research and planning done to ensure traffic does not become worse than it already is on Quince Orchard and Rte 28. There are 100s of student drivers using those roads daily and at rush hour, that area comes to a standstill as is. I've sat through those traffic lights numerous times before the road clears and it's getting worse each year. When people cannot get out onto 28 or 124 from this new community due to traffic, they will undoubtedly start cutting through the other neighborhoods, creating safety issues for children outside playing and walking to schools.

My husband and I moved to Montgomery County even though the price of homes was higher because it supposedly had top notch schools for our children. Now, our schools are already over capacity and one of my children is learning in portable classrooms that are not near restrooms. He has to walk outside--no matter the weather-- to get to the school's common areas. I don't know how we don't view that as a security concern in today's world. Class sizes keep rising to the point I'm not sure how teachers even keep control anymore. We are supposed to be one of the best school districts in the country but with this level of growth, that can not continue. We are already having funds cut or remaining flat year to year. Where is the Montgomery County I used to be proud to live in?

Please help us keep this community enjoyable, safe for our drivers, and able to sustain quality education.

I urge you deny the annexation of this property and keep our neighborhood from becoming an overdeveloped, commercialized eyesore.

Thank you,

Julie Focht

From: [Michelle Woodfork](#)
To: [Rob Robinson](#)
Subject: Johnson property
Date: Thursday, November 05, 2015 9:43:08 PM

Good evening,

I recently heard about the possibility of land expansion from the Johnson's near the Safeway/CVS shopping center.

If this expansion occurs, MCPS schools and traffic will be negatively effected. In its current state, the local schools can't handle growth in student population. Given the counties budget issues, expansion and classroom support isn't an option in the near future . Also, I must admit, Ridgeview is in my neighborhood and I am also worried about future construction to expand the school and it's effect on my neighborhood.

In addition, traffic is already an issue for the Darnestown Road intersection. Are there plans to expand the intersection or roads to alleviate the expansion? Can the budget truly handle that without cutting from other more important programs?

I am concerned about the expansion and do not support the plans.

Please keep in mind the effects on the current residents and their children as decisions are made.

Thank you.

Mayor and City Council
X-7067-2015
52

From: Rob Robinson
To: ["Glenn.Kreger@montgomeryplanning.org"](mailto:Glenn.Kreger@montgomeryplanning.org)
Cc: [Martin Matsen](#)
Subject: Johnson Timeline
Date: Friday, November 06, 2015 9:28:00 AM

Hi Glenn,

Thanks for touching base with me this morning. Below is the timeline and future dates of significance:

June 30: Petition for annexation filed with City and assigned number X-7067-2015
Included in the petition are numerous documents including the Applicant's Statement of Support and Petition Narrative, both dated June 26th. None of the materials are from the City.

August 17: Introduction to our Council. As I mentioned this is simply a thumbs up thumbs down vote to allow the petition to enter into the public process. There is no discussion on the merits or details of the petition; only whether the Council has no desire for the petition or to proceed into the process. The Council vote to proceed is not an approval of the annexation.

December 2: City Planning Commission Recommendation. Our PC is tasked to review the petition for compliance with our Master Plan; whether the zoning is appropriate; and if the annexation plan may be supported by public facilities. They then transmit this recommendation to our Council. This not a public hearing and the PC has the right to decide whether or not they will allow public testimony during this meeting. I have placed on our web project page: <http://www.gaithersburgmd.gov/government/city-projects/johnson-annexation-x-7067-2015> that to ensure inclusion in the Planning Commission's packets, comments must be received by 5PM Friday November 20, 2015.

February 1, 2016: This is the date for our public hearing before our Council. Public testimony will be allowed during that hearing. Their record is currently open and will remain so indefinitely until such time as the Petition has completed the various County processes; Planning Board, PHED, and full Council Vote. Once the record closes, our Council will have their policy discussion on the petition and take final action (approve or deny).

I hope this clarifies what has and what will occur. As always, please don't hesitate to contact me with any questions. Take care,

Rob

Rob Robinson III, AICP CEP
FCA Qualified Professional
Long Range Planning Manager
City of Gaithersburg
301-258-6330 Ext. 2122

The opinions expressed in this message are not necessarily those of the City of Gaithersburg Staff,

Mayor or Council.

From: [John Schlichting](#)
To: [Michael Patric](#)
Cc: [Martin Matsen](#); [Rob Robinson](#)
Subject: RE: Your post on Nextdoor about the Johnson Annexation
Date: Friday, November 06, 2015 11:56:52 AM
Attachments: [Johnson AnnexTimeline.pdf](#)
[image001.png](#)

Dear Mr. Patric,

Thank you for your email and it has been added to the record of the proposed Johnson Annexation. The record will be reviewed by both the Planning Commission and the Mayor and Council as they deliberate on this matter. I've attached our estimated timeline, and the dates that are now set are the Montgomery County Planning Board meeting on November 12th, Gaithersburg Planning Commission recommendation meeting on December 2nd, and the Mayor and Council Public Hearing on February 1, 2016. All these dates are subject to change, but they won't be any earlier. A Project Page for the Johnson Annexation is now online at our City's website, and it will be updated as information becomes available:

<http://www.gaithersburgmd.gov/government/city-projects/johnson-annexation-x-7067-2015>

As for your specific questions:

- 1) All written correspondence from City and non-City residents will be included in the records of both the Planning Commission and the Mayor & Council until their records close. These deadlines are included at the Project Page. There will be opportunities for public comment at both the Planning Commission and the Mayor & Council meetings.
- 2) The proposed MXD Zone is described in Gaithersburg City Code here:
https://www.municode.com/library/md/gaithersburg/codes/code_of_ordinances?nodeId=PTIITHCO_CH24ZO_ARTIIIIEAPPAZO_DIV19MXZOMIUSDE
- 3) Please see Exhibit 9 in the record which is posted to the Project Page.

I hope you find this email responsive to your request.



John Schlichting | Director, Planning and Code Administration

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Mayor and City Council
X-7067-2015
54

From: Michael Patric [mailto:mtpatric@mac.com]
Sent: Wednesday, November 04, 2015 3:21 PM

To: John Schlichting

Subject: Your post on Nextdoor about the Johnson Annexation

Good afternoon John,

I'm emailing to follow up on your Nextdoor post the other day. You had mentioned that anyone could email you to get clarification on the process for the Johnson Property Annexation and the Potomac Valley Shopping Center Annexation. I've been looking at all of the public information available and there are three things that I'm struggling to nail down.

1. I live in the neighborhood immediately across the street from the Johnson Property - south of 28 behind Quince Orchard HS and I have three children who are or will be attending Thurgood Marshall ES. If the annexation goes through, this property will be in the City of Gaithersburg, while the entire surrounding area west of Rt. 124 will not be in the City. The added traffic, public school students, emergency response, etc. for the City property will tap the County resources that the surrounding neighbors and I currently utilize. As non-city residents, what sort of voice can the surrounding neighbors have in the annexation and post-annexation process? As you can read on Nextdoor, the neighbors would like to have a lot of input on this issue.
2. I have scoured the City of Gaithersburg zoning code and I cannot find firm parameters for the proposed MXD Zoning designation if the properties are annexed. Is there any documentation for this? Maximum building heights, density, etc.? It's not covered in the Land Use Plan because the property is still in the County. I think that no one knows fully what to expect here and that is worse than having an actual site plan to disagree with. The Johnson Property is just one small piece of a bigger picture.
3. Is there an applicable Master Plan to this intersection at 28 and 124? I've read the Great Seneca Science Corridor and it makes mention of the Johnson Property specifically and I think it even notes something about the "gateway" concept for the vicinity but it's a county plan. Other than including the properties in the Maximum Expansion Limits, the Gaithersburg Master Plan does not really seem to discuss a vision for this "gateway" (unless I've missed it). Does the City of Gaithersburg have any public information about the vision for this area? Is there any sort of definition of what a gateway is? Honestly, I don't think the neighbors see the value in welcoming travelers from the west and south into the city with an abrupt wall of high rises (not saying that is the plan, but that is the general sentiment).

Any information that you are able to provide would be most appreciated. As you can see from Nextdoor, certain people grab on to certain nuggets and spin it as they distribute the information. I'd rather have laws, ordinances, master plans, and facts that I can cite as a basis for decision making.

Thank you in advance,

Michael Patric
Quince Haven Neighborhood

From: [John Schlichting](#)
To: [Andrew Winters](#)
Cc: [Martin Matsen](#); [Rob Robinson](#)
Subject: RE: Johnson Property
Date: Friday, November 06, 2015 12:46:35 PM
Attachments: [Johnson AnnexTimeline.pdf](#)
[image001.png](#)

Dear Mr. Winters,

Thank you for your email and it has been added to the record of the proposed Johnson Annexation. The record will be reviewed by both the Planning Commission and the Mayor and Council as they deliberate on this matter. I've attached our estimated timeline, and the dates that are now set are the Montgomery County Planning Board meeting on November 12th, Gaithersburg Planning Commission recommendation meeting on December 2nd, and the Mayor and Council Public Hearing on February 1, 2016. All these dates are subject to change, but they won't be any earlier. A Project Page for the Johnson Annexation is now online at our City's website, and it will be updated as information becomes available:

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John Schlichting | Director, Planning and Code Administration

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From: Andrew Winters [mailto:winters1@hotmail.com]
Sent: Thursday, November 05, 2015 8:22 PM
To: John Schlichting
Subject: Johnson Property

Mr. Schlichting,

Like a lot of residents in the area near the proposed annexation and development of the Johnson property at the corner of Quince Orchard and Route 28, I am deeply concerned about what the city of Gaithersburg is proposing.

My family and I have lived here since 1998 and have watched, with no small amount of disgust, the urban sprawl and overdevelopment of Montgomery County. We have seen how Germantown, Damascus, Great Seneca Highway and other areas of the county have been sickeningly overdeveloped. When we moved here, the county had a feeling of breathing room and an openness that has diminished at a relentless pace. What you are planning on doing to the neighbors of this proposed development is a business-first, quality of life-second, plan to further overwhelm this area with traffic jams, too many people, too many cars and little or no

consideration of what is important and what made Montgomery County unique and appealing in the first place.

A very few people will benefit from this gross overdevelopment and the rest of us will pay the price with a further deterioration of our quality of life and acceleration of stress and urbanization. I implore you not to go ahead with the proposed plan to overdevelop this area.

Sincerely,

Andrew Winters
11505 Piney Lodge Road
North Potomac, MD 20878