

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

Meadow Dr. 16033 Copen
20878 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: [Michael Reiser](#)
To: [Planning External Mailing](#)
Subject: Johnson farm annexation
Date: Monday, May 02, 2016 1:13:15 PM

I am writing to express my opposition to the development plans for the Johnson Farm property. As a resident of the area, I am opposed to the annexation to the city of Gaithersburg. I feel that the development of the Gaithersburg, Darnestown, North Potomac area has already exceeded the density levels that so many of us found appealing when choosing to live in this part of the county.

Please deny the annexation to the city of Gaithersburg.

Sincerely,

Rebecca Bahr Reiser
13603 Stonebarn Lane
North Potomac, MD 20878

Sent from my iPhone

From: mvince1889@aol.com
To: [Planning External Mailing](#)
Subject: Johnson
Date: Monday, May 02, 2016 2:22:20 PM

To Whom it May Concern:

Please deny the annexation and return the plans to the County for review.

Marie Vincenty
14907 Keeneland Circle
North Potomac, MD 20878



May 31, 2016

Local County Stakeholders

Re: X-7067-2015 Johnson Properties Annexation to the City of Gaithersburg

Local Association Presidents,

I am writing to you in response to your request made to Mayor Ashman regarding notification of City events related to the Johnson Annexation. The Applicant has revised and resubmitted their annexation plan. The Montgomery County Planning Board is scheduled to review the amended plan on June 23rd to determine if the proposed development of the annexed land is substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the County applicable at the time of the annexation.

The City's Planning Commission's City Council Recommendation Presentation is scheduled for July 20, 2016. This is NOT a public hearing. Public Testimony on this date is at the discretion of the Commission and they are not obligated to allow the public to speak.

The role of the Planning Commission is to recommend to the City Council on the following:

- Does the annexation plan comply with the City's Master Plan and goals;
- Is the proposed zoning appropriate; and
- Can the annexation plan be served by public facilities?

The recommendation DOES NOT debate whether or not to annex the property. NOR does the recommendation debate the design facets of the plan, such as housing types, specific densities etc., outside of their relationship to the three requirements cited i.e. does the Master Plan allow the design and uses; does the zoning allow the design and uses; and can the design be accommodated per the City's APFO ordinance?

August 3, 2016, the Planning Commission will issue their recommendation to the City Council. There will be no testimony taken this date.

The City Council public hearing is now scheduled for September 19, 2016. Public Testimony will be taken. The Council's record remains and is currently open. Comments may be either mailed to: City of Gaithersburg Planning, 31 South Summit Avenue,

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2038
301-258-6300 • FAX 301-948-6149 • cityhall@gaitersburgmd.gov • gaithersburgmd.gov

MAYOR
Jud Ashman

COUNCIL MEMBERS
Neil Harris
Henry F. Marraffa, Jr.
Michael A. Sesma
Ryan Spiegel
Robert T. Wu

CITY MANAGER
Tony Tomasello

Mayor and City Council
X-7067-2015
109



Gaithersburg MD 20877 or e-mailed to planning@gaitthersburgmd.gov. You may contact me with any questions you may have regarding the application at either 301-258-6330 or robinson@gaitthersburgmd.gov

Sincerely,

Rob Robinson, Long Range Planning Manager
Planning and Code Administration

Mailed to:

Stephen Gammarino
President, Hidden Ponds HOA
3 Hidden Ponds Court
North Potomac, MD 20878

Susan Fitzpatrick
President, North Potomac Citizens Association
P.O. Box 4216
North Potomac, MD 20885

Walter Johnson
Orchard Hills Community Association
16004 Charles Drive
Gaithersburg, MD 20878

Munish Mehra
President, Willow Ridge
Community Association
12500 Copen Meadow Court
Gaithersburg, MD 20878

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CITY MANAGER
Tony Tomasello

From: [Ed Fakler](#)
To: [Rob Robinson](#)
Subject: In suport of the Johnson property development plan
Date: Wednesday, June 01, 2016 7:02:47 PM

Dear Mr. Robinson,

Our Family has lived in Darnestown for 20 years . I am writing in **support** of the Johnson property development. Based on the revised Johnson property plan, I am not concerned about the increase in traffic and students entering the schools in our cluster. In fact,I believe terminating this project will eventually result in a larger build-out than currently planned and a much worse effect on traffic and increase in students.

I believe those opposed are not fully aware of how little impact the Johnson plan will have and are ignoring the impact of what will happen if it is not approved.

Thank You,

Ed Fakler
13408 Straw Bale Lane
Darnestown MD, 20878

Mayor and City Council
X-7067-2015
110