

From: [Steve Crook](#)
To: [Rob Robinson](#)
Cc: [Steven Crook](#)
Subject: Johnson Property Development Support
Date: Monday, June 06, 2016 6:50:14 PM

Hello Mr. Robinson,

I am writing to you regarding **our support** of the Johnson property development. My family and I have lived in the area for over 30 years and currently reside in Darnestown so we travel through the intersection of Quince Orchard Road and Route 28 multiple times on a daily basis. I once lived on the property known as the Kentlands/Lakelands when it was privately held with only 5 total houses on the property so I have the rare perspective of seeing that property developed into what it is today and enjoy the benefits of that development on a daily basis as everyone in the area does. It has provided housing, convenience and the opportunity for local businesses to thrive. We all reside in a residence that was once undeveloped land and those who oppose this plan chose to ignore that fact.

While I am not encouraging more development in the area after the number of students and traffic that the Lakeland's development added, in my opinion, based on the revised Johnson property plan, I feel that the Johnson plan will add little difference to both of those concerns.

In short, I believe those opposed refuse to look at the revised plan and/or look beyond what they feel benefits them personally. The new plan is very focused on the impact of traffic and students entering the schools in our cluster. Furthermore, I feel terminating this project will eventually ultimately result in a larger buildout than currently planned.

The Johnson's have been and continue to be a staple in our community and I can't think of anyone who gives more to it or cares more about it's future.

Approve this plan.

Thank You,

Steve

Mayor and City Council
X-7067-2015
116

From: jimmyjohnson32@gmail.com on behalf of [jimmy johnson](#)
To: [Rob Robinson](#); Micheal.Bello@montgomeryplanning.org
Subject: Johnson Properties
Date: Friday, June 17, 2016 4:24:09 PM

Dear Mike Bello,

I am writing to let you know I fully support the revised Johnson property plan. I am a longtime resident in the Mills Farm area. We have two children that go to local schools in the area. This is a great community and I don't believe the residential development, they're proposing, will have much impact on the area.

I do believe it will actually benefit the community and increase the value of our properties. If you have any questions or concerns, please feel free to contact me.

Sincerely,

James C. Johnson

(c) 301-674-3728

(o) 301-656-6414

(f) 301-656-6417

The attached e-mails were sent to the Montgomery County Planning Board and Montgomery County Planning Staff as part of the Board's review of the revised Johnson Annexation Plan for land use and density conformance. City Planning was copied on these e-mails, but was not directly addressed.

The attached e-mails all include (with little variation) the following:

“Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.”

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Jessica H. Stephens ESOL Teacher at Thurgood Marshall since school opened 22 years ago
15311 Forest Lake Court (former resident for 28 years 16028 Copen Meadow Dr. Gaithersburg)

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW:
Date: Thursday, June 09, 2016 5:04:32 PM

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

From: Joanna Lynch [<mailto:jlolyn14@verizon.net>]
Sent: Thursday, June 09, 2016 5:04 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject:

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

J. Lynch

10614 Forest a Landing Way
Rockville, MD 20850

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: (PCWC)Johnson Property Annexation Petition X7067-2015
Date: Friday, June 10, 2016 9:23:09 AM

From: Susie Farrington [mailto:susiegg33@gmail.com]
Sent: Thursday, June 09, 2016 9:13 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: (PCWC)Johnson Property Annexation Petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced by the current zoning allowed by the county, we urge you to again recommend the County Council to reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Suellen R. Farrington

12376 Sweetbough Court

Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: {RMS PTSA} Johnson Property update
Date: Friday, June 10, 2016 9:21:41 AM

From: Michael Matthews [mailto:mmcornerstone@aol.com]
Sent: Thursday, June 09, 2016 6:07 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: {RMS PTSA} Johnson Property update

Dear Mike Bello and Montgomery County Planning Board,
Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Mike Matthews
11928 Raven Rock Terrace
Gaithersburg, Maryland
20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: {RMS PTSA} Johnson Property update
Date: Thursday, June 09, 2016 4:40:59 PM

From: Alan Nelson [mailto:alannelson437@gmail.com]
Sent: Thursday, June 09, 2016 2:43 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Fwd: {RMS PTSA} Johnson Property update

> Dear Mike Bello and Montgomery County Planning Board,

>

> Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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> They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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>

> Sincerely,

>

> Alan Nelson

>16425 Tomahawk Drive

Gaithersburg, MD 20878

USA

>

> 6/9/16

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Against annexation and approval of re-zone for Johnson Property
Date: Monday, June 13, 2016 9:23:39 AM

From: David Lee [mailto:david.soho.lee@gmail.com]
Sent: Friday, June 10, 2016 3:50 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Against annexation and approval of re-zone for Johnson Property

Dear Mike Bello and the Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, I continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. I have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. Our community voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

David Lee
TMES PTA President

Resident at 6 Bayswater Ct. Gaithersburg, MD 20878

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David Lee
703-623-1721

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Against annexation approval
Date: Friday, June 10, 2016 12:46:40 PM

From: AlexanderSkool [mailto:barbaraschoch1@yahoo.com]
Sent: Friday, June 10, 2016 11:13 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Against annexation approval

Dear Mike Bello and Montgomery County Planning Board,

I am a concerned resident of the 20878 zip code and our child attends TMES.

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Regards,
Barbara Robbertse

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Annexation petition X7067-2015
Date: Friday, June 10, 2016 1:49:39 PM

From: Debbie Ellerby [mailto:debi.ellerby@gmail.com]
Sent: Friday, June 10, 2016 1:41 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Debbie Ellerby

12111 Sheets Farm Road
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Annexation Petition X7067-2015, Johnson
Date: Thursday, June 09, 2016 4:43:15 PM

From: Gordon Henley [mailto:ghenley2@gmail.com]
Sent: Thursday, June 09, 2016 4:12 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Annexation Petition X7067-2015, Johnson

Dear Mike Bello and Montgomery County Planning Board:

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary, and **more importantly Quince Orchard High School**) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster. Note that the Johnsons reside just outside the cluster, and are not impacted. If this was occurring by others in their cluster, their view might be different.

In summary, given that this revised plan **does not** address the community concerns consistently voiced nor abide by the current zoning allowed by the county, We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development. The impact to the county appears in many respects to be too significant in a

mostly rural-oriented area to do otherwise.

Sincerely,

Gordon Henley

12601 Native Dancer Place

N Potomac MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Concerns about Johnson Property annexation
Date: Monday, June 13, 2016 9:24:04 AM

From: Weber, James B (Jim) [mailto:james.weber@verizon.com]
Sent: Friday, June 10, 2016 3:53 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Concerns about Johnson Property annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate

to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

James B. Weber, Jr.

12321 Pissaro Drive

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Delay Development
Date: Thursday, June 09, 2016 4:43:27 PM

From: Ellen Cornelius Ericson [mailto:eccornie@gmail.com]
Sent: Thursday, June 09, 2016 4:20 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Delay Development

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their

proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Ellen Cornelius Ericson

6804 Meadow Lane

Chevy Chase, MD 20815

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: I oppose the Johnson Property Annexation petition
Date: Friday, June 10, 2016 9:22:24 AM

From: Monica Chow Spurgeon [mailto:chowspurgeon@gmail.com]
Sent: Thursday, June 09, 2016 7:20 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: I oppose the Johnson Property Annexation petition

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate

to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Monica Spurgeon

12504 Shoemaker Way

North Potomac, MD 20878

Sent from my iPhone

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW:
Date: Thursday, June 09, 2016 4:43:58 PM

From: Brent Jamsa [mailto:bcjamsa@gmail.com]
Sent: Thursday, June 09, 2016 4:37 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject:

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Brent Jamsa

QO Student

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer@kp.org)
To: [Rob Robinson](mailto:Rob.Robinson@kp.org)
Subject: FW: johnson property
Date: Friday, June 10, 2016 10:12:06 AM

From: Tanya.Cothran-Ross@kp.org [mailto:Tanya.Cothran-Ross@kp.org]
Sent: Friday, June 10, 2016 10:08 AM
To: michaelbello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: johnson property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes

significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Tanya Cothran-Ross, MD
12117 Sioux Place
Gaithersburg, MD 20878

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From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Anexation project review
Date: Friday, June 10, 2016 10:19:44 AM

From: Valarie Bernstein [mailto:valarie1211@gmail.com]
Sent: Friday, June 10, 2016 10:17 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Anexation project review

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Valarie Bernstein

12109 Sheets Farm Rd

N Potomac, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property - look at traffic on Rt. 28 now!
Date: Thursday, June 09, 2016 4:48:49 PM

From: Sandy Ostropolsky [mailto:shellypg@gmail.com]
Sent: Thursday, June 09, 2016 4:47 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property - look at traffic on Rt. 28 now!

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic

merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Aaron Jonathan Greenfest
14805 Native Dancer Road
North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property - Oppose Annexation Petition X7067-2015
Date: Monday, June 13, 2016 9:26:42 AM

From: Michael Anderson [mailto:Michael.J.Anderson@Hilton.com]
Sent: Friday, June 10, 2016 5:53 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property - Oppose Annexation Petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate

to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Michael Anderson
16221 Orchard View Court
Gaithersburg, MD 20878

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From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annex Petition
Date: Thursday, June 09, 2016 4:40:36 PM

From: Cresser, Cindy [mailto:CresserC@MedImmune.com]
Sent: Thursday, June 09, 2016 2:40 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annex Petition

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Quince Orchard High School) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Quince Orchard High School and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic

merging into one on Rt 28 directly in front of this property. There currently are numerous accidents attributed to this connected area, and there are near misses every day. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Cindy Cresser

President, QOHS Booster Club

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From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 9:23:25 AM

From: Denise AB [mailto:daranoffbrown@gmail.com]
Sent: Thursday, June 09, 2016 9:41 PM
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

Further, the meetings included only those developments that directly abut the property area, not all the developments in the impacted school clusters.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall

Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population issues at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property, and numerous high school students crossing at all times in all directions. Their proposed plan contributes significantly to the problem without offering any realistic solutions.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Denise Aranoff-Brown

12212 Galesville Drive

Gaithersburg, MD 20878

daranoffbrown@gmail.com

301-467-2125

Sent from my iPad

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 10:10:40 AM

From: eydomark@comcast.net [mailto:eydomark@comcast.net]
Sent: Friday, June 10, 2016 8:36 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,
Dorothy Eyerly
12000 Winesap Terrace
North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Thursday, June 09, 2016 4:42:48 PM

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

From: Matthew J. Focht [mailto:matthew_j_focht@hotmail.com]
Sent: Thursday, June 09, 2016 3:50 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mr. Bello:

Regarding the Johnson Property Annexation petition X7067-2015, I encourage you to again recommend a 5-year moratorium on development, should the annexation occur. I have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,
Matthew J. Focht
16533 Sioux Lane
Gaithersburg, MD 20878

Sent from my iPhone

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson property annexation
Date: Friday, June 10, 2016 10:11:18 AM

From: Linda Green [mailto:lindakpgreen@gmail.com]
Sent: Friday, June 10, 2016 9:08 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson property annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Linda Green

12559 Carrington Hill Drive

Gaithersburg MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Monday, June 13, 2016 9:27:00 AM

From: Bill Hardy [mailto:bill.hardy8@gmail.com]
Sent: Friday, June 10, 2016 8:40 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Johnson Property Annexation

11 June 2106

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster. Note that the Johnsons reside just outside the cluster, and are not impacted. If this was occurring by others in their cluster, their view might be different.

In summary, given that this revised plan **does not** address the community concerns consistently voiced nor abide by the current zoning allowed by the county, We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on

this development. The impact to the county appears in many respects to be too significant in a mostly rural-oriented area to do otherwise.

Sincerely,

William Hardy

Doe Lane

North Potomac, MD

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 9:20:47 AM

From: Ike Karavangelos [<mailto:ike.karavangelos@gmail.com>]
Sent: Thursday, June 09, 2016 5:18 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Ike Karavangelos

10 Galesville Ct, Gaithersburg, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation
Date: Thursday, June 09, 2016 4:40:42 PM

From: Rebecca Kelly [mailto:beccababy.rk@gmail.com]
Sent: Thursday, June 09, 2016 2:41 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic

merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Rebecca Kelly
Parent of a Thurgood Marshall student
927 Clopper Rd
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Monday, June 13, 2016 9:24:54 AM

From: Jason Marshall [mailto:jdmarsshall67@yahoo.com]
Sent: Friday, June 10, 2016 4:02 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Jason Marshall

12017 Winesap Terrace

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property annexation
Date: Thursday, June 09, 2016 4:43:44 PM

From: Janine [mailto:jln444@yahoo.com]
Sent: Thursday, June 09, 2016 4:31 PM
To: Planning External Mailing; michael.bello@montgomeryplanning.org
Subject: Johnson Property annexation

Dear Mike Bello and Montgomery County Planning Board,

I am writing to you in regards to the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. I have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. Our community voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES and other schools in the cluster. Including higher density development will only exacerbate the student population in schools that are in the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, I urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Janine Nickel

12533 Gooderham Way

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation opposition
Date: Thursday, June 09, 2016 4:41:41 PM

From: Wen Chen [mailto:wengracechen@gmail.com]
Sent: Thursday, June 09, 2016 2:55 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing; Kuan Hong Wang
Subject: RE: Johnson Property Annexation opposition

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic

merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Wen Chen and Kuan Hong Wang

12215 Pissaro Drive

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition
Date: Friday, June 10, 2016 9:23:01 AM

From: Chrissy Spano [mailto:cspano22@yahoo.com]
Sent: Thursday, June 09, 2016 8:46 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Chrissy Spano

14901 Native Dancer Rd, N Potomac, MD

Sent from my iPhone

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation Petition
Date: Friday, June 10, 2016 10:03:42 AM

From: v vanbrunt [mailto:vanb1972@hotmail.com]
Sent: Thursday, June 09, 2016 10:20 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation Petition

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely

Virginia Van Brunt

11517 Alcinda Lane

North Potomac, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation Petition X7067-2015- Against Higher Density
Date: Friday, June 10, 2016 9:20:53 AM

From: Kaman Wong [mailto:kaman_w@yahoo.com]
Sent: Thursday, June 09, 2016 5:22 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation Petition X7067-2015- Against Higher Density

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Kaman Lam
16009 Copen Meadow Dr.
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 10:05:01 AM

From: Alyssa Alban [mailto:alyssaalban@yahoo.com]
Sent: Friday, June 10, 2016 7:33 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Mr. Bello and Montgomery County Planning Board,

Through my community I have been made aware of some issues regarding the Johnson Property Annexation petition X7067-2015.

I oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur.

There are a few points in regard to the revised proposal submitted by the Johnsons:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development.

These concerns were repeatedly voiced and input was largely ignored. Their proposal implies that the community agrees with their current plan. It does NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable.

While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

The communities concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. This school already has portable classrooms as it is over capacity.

Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, I urge you to recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Alyssa Alban

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Monday, June 13, 2016 9:27:34 AM
Attachments: [image001.png](#)

From: Bill Enright [mailto:enright@altimmune.com]
Sent: Saturday, June 11, 2016 1:30 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g., Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Bill Enright
12312 Chagall Drive
Quince Haven Neiborhood

President & CEO

240-654-1450 x16 (o) | 301-525-4621 (m) | 855-557-1369 (f) | enright@altimmune.com

Altimmune, Inc. | 19 Firstfield Road, Ste 200 | Gaithersburg, MD 20878



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From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 4:44:32 PM

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

From: María Isabel Frangenberg [<mailto:mihjaf@gmail.com>]
Sent: Thursday, June 09, 2016 4:39 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

María Isabel and James Frangenberg
14236 Secluded Ln
North Potomac 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 9:21:00 AM

From: Neville Gai [mailto:nevgai@yahoo.com]
Sent: Thursday, June 09, 2016 5:21 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard

Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Nev Gai
12638 Lloydminster Drive
North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Monday, June 13, 2016 9:26:34 AM

From: Jennifer Gremba [mailto:jgremba@yahoo.com]
Sent: Friday, June 10, 2016 5:35 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,
Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard

Cluster. My son is in Kindergarten this year and we have many years ahead of us in the school. It is very important to our family that the schools are not overcrowded, we moved here because of the excellent schools!

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation. I remember a recent bicycle accident where the cyclist was killed. I think with all of the children and number of pedestrians in this area this issue must be addressed.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Jennifer Gremba-Cota
15809 Lautrec Court
North Potomac, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 4:43:21 PM

From: John Hickman [mailto:johnhickman@yahoo.com]
Sent: Thursday, June 09, 2016 4:19 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have reviewed the revised proposal submitted by the Johnson's and would like to address several points:

While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Including higher density development will only exacerbate the student population in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

John Hickman
14513 High Meadow Way
North Potomac MD 20878
301-213-6867

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 4:41:27 PM

From: Maki Inoue-Choi [mailto:maki.ichoi@gmail.com]
Sent: Thursday, June 09, 2016 2:45 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: RE: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. **We do NOT AGREE but we strongly OPPOSE to it!**

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate

to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. There have been multiple car accidents occurred in this particular location in the past years. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Maki Inoue-Choi

12632 Carrington Hill Dr., Gaithersburg MD, 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 4:41:15 PM

From: Russell Kellogg [mailto:russkellogg@aol.com]
Sent: Thursday, June 09, 2016 2:44 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Russ Kellogg
12437 Galesville dr 20878
Cell: (617) 759-9390

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Monday, June 13, 2016 9:24:43 AM
Importance: High

From: Ted MacDonald [mailto:tjmacshome@outlook.com]
Sent: Friday, June 10, 2016 4:03 PM
To: Michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Fwd: Johnson Property Annexation petition X7067-2015
Importance: High

Sent on the new Sprint Network from Ted MacDonald's wickedly cool Samsung Galaxy S®4

----- Original message -----

From: "MacDonald, Ted" <TMacDonald@geico.com>
Date: 06/10/2016 4:00 PM (GMT-05:00)
To: tjmacshome@outlook.com
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the

current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Ted MacDonald

12349 Sweetbough Court

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From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation Petition X7067-2015
Date: Thursday, June 09, 2016 4:42:22 PM

From: Diane Matthews [mailto:DMatthews@CRIMAIL.COM]
Sent: Thursday, June 09, 2016 3:25 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation Petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Diane Matthews

11928 Raven Rock Terrace

Gaithersburg, MD 20878

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From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation Petition X7067-2015
Date: Thursday, June 09, 2016 4:43:39 PM

From: Julia Rosenbaum [mailto:juliasdesigns@yahoo.com]
Sent: Thursday, June 09, 2016 4:30 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Johnson Property Annexation Petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,
Julia & Josh Rosenbaum

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 10:10:00 AM

From: Kp Sunil [<mailto:kp.kpsunil@gmail.com>]
Sent: Friday, June 10, 2016 8:06 AM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

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Sincerely,

K P & Letha Sunil

15209 Gravenstein Way

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 10:10:14 AM

From: Mindy Cen [mailto:mindycen@yahoo.com]
Sent: Friday, June 10, 2016 8:12 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. The aggressive driving has already increased significantly in this stretch of road. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Mindy Yu
2 Surat Ct,
North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property ANnexation
Date: Friday, June 10, 2016 9:21:14 AM

From: Amy Pomrink [mailto:apomrink@hotmail.com]
Sent: Thursday, June 09, 2016 5:32 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property ANnexation

EMAIL TO: michael.bello@montgomeryplanning.org
CC: planning@gaithersburgmd.gov

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

Amy Pomrink

14816 Native Dancer Rd

Gaithersburg, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 12:46:58 PM

From: Lisa Portnoy [mailto:lisa.portnoy@yahoo.com]
Sent: Friday, June 10, 2016 11:34 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Lisa Portnoy
11921 Clover Knoll Road
North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 10:03:32 AM

From: Heidi Price [mailto:heidimprice@gmail.com]
Sent: Thursday, June 09, 2016 10:01 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, my family and neighborhood continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Heidi Price
15120 Falconbridge Terrace

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation
Date: Thursday, June 09, 2016 4:41:33 PM

From: David Roth [mailto:davidm_roth@yahoo.com]
Sent: Thursday, June 09, 2016 2:53 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

David Roth

15802 Lautrec Ct.

20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 9:23:16 AM

From: Tony Spano [mailto:tspano@yahoo.com]
Sent: Thursday, June 09, 2016 9:23 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Anthony Spano

14901 Native Dancer Rd
North Potomac MD 20878
202-236-0610

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson property annexation
Date: Monday, June 13, 2016 9:23:13 AM

From: Danielle [mailto:danyl8@aol.com]
Sent: Friday, June 10, 2016 3:44 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson property annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Danielle Walker

15125 Winesap Drive

Gaithersburg, MD 20878

Sent from my iPhone

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Monday, June 13, 2016 9:24:14 AM

From: Susan Witter [mailto:srwitter3@aol.com]
Sent: Friday, June 10, 2016 3:55 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

Susan R. Witter

11901 Clover Knoll Rd.

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 9:21:34 AM

From: KATHRYN [mailto:ktwoodrow@comcast.net]
Sent: Thursday, June 09, 2016 5:49 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. The same concerns have been voiced repeatedly but community input seems to have been ignored. Their proposal implies that the community agrees with their current plan. We do NOT!
- They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

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Sincerely,

Kathryn & Don Woodrow
441 Bostwick Lane
Gaithersburg MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Annexation
Date: Friday, June 10, 2016 9:22:36 AM

From: leslie zeid [mailto:lzeid@me.com]
Sent: Thursday, June 09, 2016 7:55 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

Leslie R Zeid

12324 Pissaro Drive

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Thursday, June 09, 2016 4:40:28 PM

From: Erin Clegg [mailto:emclegg@gmail.com]
Sent: Thursday, June 09, 2016 2:34 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

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reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Erin Clegg

15241 Apricot Lane

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Concerns
Date: Monday, June 13, 2016 9:22:23 AM

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

From: Jason Green [<mailto:jasonwgreen@gmail.com>]
Sent: Friday, June 10, 2016 2:33 PM
To: Michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Johnson Property Concerns

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

Jason W. Green
12559 Carrington Hill Drive
Gaithersburg, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson property concerns
Date: Thursday, June 09, 2016 4:44:43 PM

From: Carolynn Young [mailto:carolynnyoung@hotmail.com]
Sent: Thursday, June 09, 2016 4:42 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson property concerns

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

Carolynn M. Young, MD

14516 Triple Crown Place

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Friday, June 10, 2016 9:21:07 AM

From: Steve & Roxana Dubin [mailto:roxsteve@verizon.net]
Sent: Thursday, June 09, 2016 5:28 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Steve Dubin

12212 Morning Light Terrace

Gaithersburg, MD 20878

Sent from my iPhone

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson property
Date: Thursday, June 09, 2016 4:41:56 PM

From: C Dwyer [mailto:cdwyer123@hotmail.com]
Sent: Thursday, June 09, 2016 3:04 PM
To: Michael.Bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson property

Dear Mike Bello and Montgomery County Planning Board,

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Sincerely,

Christine Dwyer

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Thursday, June 09, 2016 4:43:07 PM

From: Sylvia Greenberg [mailto:sgreenbergusa@mac.com]
Sent: Thursday, June 09, 2016 4:06 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Sylvia Greenberg

12625 High Meadow Rd.

Sent from my iPhone

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Thursday, June 09, 2016 4:43:00 PM

From: Jennifer Cornelius Horn [mailto:jcorneliushorn@yahoo.com]
Sent: Thursday, June 09, 2016 4:00 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, I oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. I have read the revised proposal submitted by the Johnsons and would like to address several points:

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They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

My concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including

higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Jennifer Cornelius Horn 518.618.8363

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property in Gaithersburg
Date: Monday, June 13, 2016 9:25:25 AM

From: Mike Yu [mailto:mikesryu@yahoo.com]
Sent: Friday, June 10, 2016 4:16 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property in Gaithersburg

Dear Mike Bello and Montgomery County Planning Board,

I have been a resident of the Quince Orchard cluster since 1983 when my family moved from the Twinbrook area of Rockville. I attended school K-12 at Brown Station Elementary, Ridgeview Intermediate School and Quince Orchard High School. I have therefore been a nearly lifelong resident of this area. My two children attend Thurgood Marshall Elementary School. This community is my home. I care about this community and this is not a NIMBY type letter. I also serve my community as a Police Officer with the Montgomery County Police Department. I understand what community problems can occur with this plan with regards to traffic, overcrowding at schools and crime.

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

I understand the Johnson family is looking to make money off property they own. However, this is not a zero sum argument. There are other viable options that serve both the interests of the Johnson family and the community. Thank you for your time.

Sincerely,

Michael Yu

2 Seurat Court, Gaithersburg MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Friday, June 10, 2016 9:21:21 AM

From: Janae McQuillen [mailto:jmm519va@yahoo.com]
Sent: Thursday, June 09, 2016 5:32 PM
To: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Janae M McQuillen

Thurgood Marshall ES

Grade 4 Teacher

9332 Childacrest Dr

Boonsboro, MD 21713

ADDRESS

Sent from my iPhone

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property Plans - Unacceptable
Date: Friday, June 10, 2016 10:04:10 AM

From: Meredith Salita [mailto:msalita@gmail.com]
Sent: Friday, June 10, 2016 12:54 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Plans - Unacceptable

Dear Mike Bello and Montgomery County Planning Board,

Development without proper infrastructure support is a huge problem for our county. It is having a terrible effect on our school system which has seen CUTS at a time of desperate need. Montgomery County's renowned educational system is on a steep downward trend and the deals like this Johnson Property Annexation are part of the problem.

The property in question is on a walking route from my home that I often take. (so, very close and its development will directly effect my family and my children's school) This entire deal is about finding the loopholes in the system to get around population density policy that was put in place for a reason - in order to make the biggest possible profit. This has absolutely nothing to do with improving the community and will only exacerbate the problems that ALREADY exist in the area. Overcrowding of schools (specifically Thurgood Marshall ES, and Quince Orchard HS) and major traffic that happens to be THE WORST right in front of this property.

The rest of this e-mail is a "cut&paste" e-mail, but it is well written and I agree with every word:

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

We've got to stop adding to the problems, and start fixing some.

Sincerely,

Concerned Resident
Meredith Salita
12305 Pueblo Road
Gaithersburg, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson property to annex to City of Gaithersburg
Date: Thursday, June 09, 2016 5:03:35 PM

From: Binh Do [mailto:binnynee@yahoo.com]
Sent: Thursday, June 09, 2016 5:00 PM
To: Michael Bello@montgomeryplanning. Org
Cc: Planning External Mailing
Subject: Johnson property to annex to City of Gaithersburg

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council **REJECT** the rezoning and impose a 5-year moratorium on this development. PLEASE KEEP THE CURRENT ZONING, WHICH IS R-200 (30 SINGLE FAMILY HOMES)!!!

Thank you very much for your time and consideration.

Sincerely,

Binh Do and Tim Nee

Willow Ridge residents

12547 Carrington Hill Dr

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Thursday, June 09, 2016 4:41:21 PM

From: Deanna Tomasetti [mailto:deanna.tomasetti@gmail.com]
Sent: Thursday, June 09, 2016 2:45 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Deanna Tomasetti

14927 Carry Back Drive, N. Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Thursday, June 09, 2016 4:42:28 PM

From: Wong, Wing (Fed) [mailto:wing.wong@nist.gov]
Sent: Thursday, June 09, 2016 3:29 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Wing Wong

12374 Sweetbough Court

North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Thursday, June 09, 2016 4:40:22 PM

From: Stacia Gueriguian [mailto:sgueriguian@aamc.org]
Sent: Thursday, June 09, 2016 2:33 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Stacia Gueriguian

16100 Orchard Grove Road

Gaithersburg, MD 20878

301-947-0683

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation petition comments
Date: Thursday, June 09, 2016 4:40:52 PM

From: Shari Rager [mailto:sharirager@yahoo.com]
Sent: Thursday, June 09, 2016 2:42 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property Annexation petition comments

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Sincerely,

Shari Rager and Marc Rubman
17026 Sioux Lane, Gaithersburg 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson
Date: Thursday, June 09, 2016 4:40:04 PM

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

From: Farb, Adam D CIV CNIC HQ, N3 [<mailto:adam.farb@navy.mil>]
Sent: Thursday, June 09, 2016 2:25 PM
To: 'michael.bello@montgomeryplanning.org'
Cc: Planning External Mailing
Subject: Johnson

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Adam Farb
16205 Orchard View Court
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson"s property
Date: Friday, June 10, 2016 10:19:52 AM

From: Kassandra Merker [mailto:merkerk@me.com]
Sent: Friday, June 10, 2016 10:18 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson's property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, I continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. I have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. The Community voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. I do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, I do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster. The projections presented by the Johnsons Representatives at the community meeting was woefully underestimating the impact on the schools. It used the same formula that was used in the past to predict the effect the growth in the Kentlands would have on school enrollment. Rachel Carson Elementary School is the most overcrowded school in the county and planning was done using that same outdated, error-filled

model that was presented by the Johnsons Property representatives.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Kassandra Merker, MD

16020 Mills Orchard Dr

Gaithersburg, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: No Quince Orchard Blvd development
Date: Thursday, June 09, 2016 4:41:08 PM

From: Paul Ramos [mailto:longmen987@gmail.com]
Sent: Thursday, June 09, 2016 2:43 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: No Quince Orchard Blvd development

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes

significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Paul Ramos and Renee Kascic
15216 Gravenstein Way
North Potomac MD, 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Oppose: Johnson Property Annexation
Date: Thursday, June 09, 2016 4:42:54 PM

From: Sally Kramer [mailto:sally@kramerfamily.org]
Sent: Thursday, June 09, 2016 3:51 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Oppose: Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate

to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Sally & Marc Kramer

128 Canfield Hill Drive

Gaithersburg, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: opposed to Johnson property annexation and rezoning plan
Date: Friday, June 10, 2016 10:10:53 AM

From: Scott Rose [mailto:cyclescott@gmail.com]
Sent: Friday, June 10, 2016 8:46 AM
To: Michael.Bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: opposed to Johnson property annexation and rezoning plan

Dear Mike Bello and Montgomery County Planning Board,

This is a letter regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation. This is not just an issue for the immediate area, but for hundreds of people that live in Western Montgomery Co. that use Rt 28 as their daily commuting route.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Scott Rose

16108 Howard Landing

Gaithersburg MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Opposing the Johnson property annexation
Date: Friday, June 10, 2016 10:03:24 AM

From: Sana Chehimi [mailto:schehimi@yahoo.com]
Sent: Thursday, June 09, 2016 9:50 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Opposing the Johnson property annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. **We do NOT!**
- They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.
- Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. **Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.**
- Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. **Their proposed plan contributes significantly to the problem without offering any realistic mitigation.**

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the

rezoning and impose a 5-year moratorium on this development.

Sincerely,

Sana Chehimi
12017 Winesap Terrace

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: petition X7067-2015
Date: Friday, June 10, 2016 10:11:46 AM

From: Angie Smith [mailto:angiemariasmith@excite.com]
Sent: Friday, June 10, 2016 10:00 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that

was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Angela and Sean Smith

12307 Chagall Drive

Gaithersburg,MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: planning@gaithersburgmd.gov
Date: Friday, June 10, 2016 9:21:48 AM

From: Susie H. Kim-Chung [mailto:susie060@gmail.com]
Sent: Thursday, June 09, 2016 6:31 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: planning@gaithersburgmd.gov

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded

situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Susie Chung
108 Winter Walk Dr.
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Please recommend moratorium on Johnson Property
Date: Thursday, June 09, 2016 4:42:13 PM

From: Julie Focht [mailto:julfocht@msn.com]
Sent: Thursday, June 09, 2016 3:09 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Please recommend moratorium on Johnson Property

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. **We do NOT!**

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. **It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes.** Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Matthew & Julie Focht

16533 Sioux Lane, Gaithersburg, MD

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Please reject the Johnson Property annexation
Date: Thursday, June 09, 2016 4:42:42 PM

From: Kelvin Choi [mailto:kelvin.choi.tc@gmail.com]
Sent: Thursday, June 09, 2016 3:45 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Please reject the Johnson Property annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. **However, the new proposed plan continue to ignore the strong feedback that was consistently voiced against increased density and development, and the new traffic pattern that may jeopardize the safety of children in the neighborhood.** We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation. **They also plan to make a new traffic pattern that will increase the traffic to the Thurgood Marshall Elementary School and endanger the safety of little kids who walk to school.** In addition, the already approved Mudgruder property annexation that, according to a news article, allows building up to 10 stories will add even more stress to the traffic.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Kelvin Choi

12632 Carrington Hill Dr, Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Potential Johnson Property annexation
Date: Monday, June 13, 2016 9:24:28 AM

From: Felice Weber [mailto:feliceweber1@verizon.net]
Sent: Friday, June 10, 2016 3:57 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Potential Johnson Property annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic

merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Felice M. Weber

12321 Pissaro Drive

North Potomac, MD 20878

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Proposed annexation
Date: Thursday, June 09, 2016 4:41:49 PM

From: Gail [mailto:gfaucet@aol.com]
Sent: Thursday, June 09, 2016 2:56 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Proposed annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Gail M. Thorsen-Faucett

12309 Morganshire Ct.,

North Potomac, MD 20878

301-258-2648

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Proposed Annexation
Date: Friday, June 10, 2016 10:09:53 AM

From: garyctoiber@aol.com [mailto:garyctoiber@aol.com]
Sent: Friday, June 10, 2016 7:49 AM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Proposed Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

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Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to

again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Gary Tober

24 McDonald Chapel Ct.

Gaithersburg, MD 20878

From: eydomark@comcast.net
To: michael.bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: Johnson Property Annexation
Date: Friday, June 10, 2016 8:35:38 AM

Dear Mike Bello and Montgomery County Planning Board,
Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,
Dorothy Eyerly
12000 Winesap Terrace
North Potomac, MD 20878

From: [Julia Lee](#)
To: michael.bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: Johnson Property Annexation X7067-2015
Date: Friday, June 10, 2016 4:56:53 PM

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on

this development.

Sincerely,

Julia Lee
6 Bayswater Ct
Gaithersburg, MD 20878

From: [Erica](#)
To: michael.bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: NO annexation
Date: Friday, June 10, 2016 4:47:33 PM

- > Dear Mike Bello and Montgomery County Planning Board,
- >
- > Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:
- >
- > They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!
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- > They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.
- >
- > Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.
- >
- > Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- >
- > In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to

again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

>

> Sincerely,

>

> NAME

Dan and Erica Wong

>

> ADDRESS

5 Seurat CT

North Potomac 20878

>

From: [Scott Rose](#)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: opposed to Johnson property annexation and rezoning plan
Date: Friday, June 10, 2016 8:46:22 AM

Dear Mike Bello and Montgomery County Planning Board,

This is a letter regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation. This is not just an issue for the immediate area, but for hundreds of people that live in Western Montgomery Co. that use Rt 28 as their daily commuting route.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Scott Rose

16108 Howard Landing

Gaithersburg MD 20878

From: [Alice Henning](#)
To: michael.bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: Opposition to Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 4:54:58 PM

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.

Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Alice Henning

25 Peach Leaf Ct

North Potomac MD 20878

From: [Bryan Barnes](#)
To: michael.bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: petition X7067-2015
Date: Friday, June 10, 2016 4:46:21 PM

Dear Mike Bello and Montgomery County Planning Board,

I wish to address concerns I have regarding the Johnson Property Annexation petition X7067-2015 and encourage you to recommend a 5-year moratorium on development, should the annexation occur. I have been keeping myself apprised of the situation from neighborhood advocacy groups and also from the Johnson's web site dedicated to these matters.

I concur with neighborhood advocates that the Johnsons are claiming to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable.

I am also concerned with Gaithersburg's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within their city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, this I urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Bryan Barnes

12204 Pueblo Rd, Gaithersburg, MD 20878

The attached e-mails were sent to the Montgomery County Planning Board and Montgomery County Planning Staff as part of the Board's review of the revised Johnson Annexation Plan for land use and density conformance. City Planning was copied on these e-mails, but was not directly addressed.

The attached e-mails all include (with little variation) the following:

"Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9- acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge

you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.”

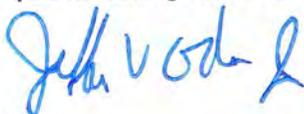
Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.



Jeff Odom

Willow Ridge Civic Association, President

From: [Steve Lawrence](mailto:Steve.Lawrence)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#); Councilmember.Katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov
Cc: mmehra@qbiop.com; ["Jeff Odom"](#); wookyluvr2002@yahoo.com; 20633@comcast.net
Subject: Annexation and Rezoning of 12311 Darnestown Road MD Route 28 (X-7067-2015)
Date: Friday, June 10, 2016 10:52:00 AM
Importance: High

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a

quality education. The schools cannot be properly served by the annexation plan.

- 4) They have held three special meetings to get input from neighbors. In reality, this was perceived by the community to be lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

Not once was our concerns addressed and actually they were viewed a disingenuous when they failed to tell the audience that their original proposal was pulled before it could be considered because they knew it would fail. Today, nothing has changed...

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development. Let's do what is right and good for the County & Community.

Thank you for taking the time for incorporating the community's input to this proposal.
- Steve Lawrence

From: [Jeff Sabin](#)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: ATTENTION, Please!
Date: Friday, June 10, 2016 9:11:42 AM

Good morning, Michael and All.

Please be advised that my family and I vehemently concur with the position stated below. This is highly problematic and needs to be addressed full force.

FYI, my backyard runs parallel to route 28w; the hitherto ever-increasing related noise and activity is already unbearable at times.

The current Johnson proposal will worsen this situation SIGNIFICANTLY!

Thanks in advance for your time and consideration-

Jeff Sabin

12633 Carrington Hill Drive

Gaithersburg, MD 20878

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: "The Johnson Property" annexation
Date: Friday, June 10, 2016 10:11:10 AM

From: Jeanette Janota [mailto:JJanota@asha.org]
Sent: Friday, June 10, 2016 9:01 AM
To: Planning External Mailing
Subject: "The Johnson Property" annexation

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our

input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Jeanette Janota
12537 Fostoria Way
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Friday, June 10, 2016 9:22:17 AM

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

From: Tricia B [<mailto:tbarrett02@aol.com>]
Sent: Thursday, June 09, 2016 7:07 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Johnson Property

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning. M

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County

Council reject the rezoning and if not to impose a 5-year moratorium on this development.

Thank you for taking the time to incorporate the community's input to this proposal.

Tricia & John Barrett
Willow Ridge Civic Association, Concerned Member

Sent from my iPhone

From: [Bobbi Fulmer](mailto:Bobbi.Fulmer)
To: [Rob Robinson](mailto:Rob.Robinson)
Subject: FW: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 5:12:04 PM

From: Susan Fitzpatrick [mailto:npcaorg@gmail.com]
Sent: Thursday, June 09, 2016 5:12 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing; Rob Robinson; Sidney Katz
Subject: Johnson Property Annexation petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to again recommend a 5-year moratorium on development/rezoning, should the annexation occur. We have read the revised proposal submitted by the Johnson's and would like to address several points:

1. While they have held several meetings to get input from neighbors, the community has consistently voiced the same concerns over the rezoning; asking for 30 single family homes. Obviously this has been ignored. Their proposal might be interpreted as the community agreeing with their current plan but we do not.
2. They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnson's claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. As you know, the Johnson's were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.
3. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall

Elementary) due to development within the city limits. This development would be at odds with the county's APFO and would only exacerbate the student population issues in the Quince Orchard Cluster.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

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Best Regards,

Sue Fitzpatrick
President NPCA



Please find us at 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: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: URGENT - Please review and forward below by Friday June 10th 2016 morning - If possible please send this evening itself
Date: Friday, June 10, 2016 12:46:33 PM

From: javed hashmi [mailto:jhashmi444@hotmail.com]
Sent: Friday, June 10, 2016 10:58 AM
To: Michael.Bello@montgomeryplanning.org; Planning External Mailing; Councilmember.katz@montgomerycountymd.gov
Subject: Fw: URGENT - Please review and forward below by Friday June 10th 2016 morning - If possible please send this evening itself

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which

permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

From: [Sunil Gupta](mailto:Sunil.Gupta@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Fwd: URGENT - Please review and forward below by Friday June 10th 2016 morning - If possible please send this evening itself
Date: Thursday, June 09, 2016 8:47:25 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

-Sunil & Sangmitra Gupta

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12649 Carrington Hill Drive
Gaithersburg, MD 20878
Tel - (301) 926-6116

From: D.Venugopal
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Grievance
Date: Thursday, June 09, 2016 6:59:01 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

From: [E.R](#)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#);
Councilmember.katz@montgomerycountymd.gov
Subject: I oppose the Johnson property annexation
Date: Friday, June 10, 2016 9:50:28 AM

Dear Mike Bello and Montgomery County Planning Board,

I am a concerned resident living in the Willow Ridge subdivision on 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 Johnson properties by the City of Gaithersburg.

Regarding the Johnson Property Annexation petition X7067-2015, I continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

1. They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
2. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable.
3. Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt. 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
4. They claim to have held numerous meetings to get input from neighbors. In reality, this felt like a farce. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the community's wishes into consideration,
Eric Reuschlein

Sent from my iPhone

Sent from my iPhone

From: [Mary Silva](mailto:Mary.Silva)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Cc: maryjeffsilva@verizon.net
Subject: Johhson Brother Development proposal
Date: Friday, June 10, 2016 1:53:11 PM

Mr. Bello, Mr. Robinson and Councilmember Katz

I am writing you regarding a new proposal that the Johnson brothers have submitted to the city of Gaithersburg to be annexed into the city. The Johnson Property Annexation petition X7067-2015, continues to disregard the opinion of existing residents regarding traffic congestion, school overcrowding and overdevelopment in Montgomery County. As a result, my husband and I strongly oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) The annexation will seriously overcrowd the local schools, particularly in view of the fact that the increase in housing density will likely result in addition attendance in Montgomery County schools for residents of the proposed development which would be part of the city of Gaithersburg. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. The proposed plan contributes significantly to the problem without offering any realistic mitigation. The Johnson plan intends that some traffic would exit through the Safeway parking lot and would substantially increase traffic around Quince Orchard High School which is already severely congested during school start and stop times.
- 3) Johnsons and Three Amigos Limited claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable

to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

From: [Frazier, Joann](#)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation Concern
Date: Friday, June 10, 2016 8:55:53 AM
Importance: High

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the

Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Joann Frazier

Global Medicines Development

Clinical Procurement

Global Category Manager

AstraZeneca Pharmaceuticals, LP

R&D Procurement

One MedImmune Way

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Gaithersburg, MD 20878 USA

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joann.frazier@astrazeneca.com

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From: [Molly Hershey-Arista](mailto:Molly.Hershey-Arista)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](mailto:Rob.Robinson);
Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation
Date: Friday, June 10, 2016 10:13:51 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then [1 lane at Riffle Ford Rd](#). The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of [7am – 9am](#), and [4pm – 7pm](#) due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle

the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Molly Hershey-Arista

12536 Carrington Hill Dr

North Potomac, MD 20878

From: katherinem@conventionplanit.com
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation Petition
Date: Thursday, June 09, 2016 8:40:41 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the

current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Katherine Markham

From: [Lee, Sophie K. \(AMSAAO\)](mailto:Lee.Sophie.K@AMSAAO)
To: michael.bellow@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation petition
Date: Friday, June 10, 2016 9:07:44 AM

Mr. Bello,

I am a resident of the Willow Ridge Development that sits adjacent to the property in question. Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential

units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Regards,
Sophie Lee

12640 Carrington Hill Drive
Gaithersburg, MD 20878

From: [David Markham](mailto:David.Markham@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](mailto:Planning.External.Mailing@montgomeryplanning.org); [Rob Robinson](mailto:Rob.Robinson@montgomeryplanning.org); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation Petition
Date: Thursday, June 09, 2016 8:37:27 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle

the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

David and Katherine Markham

From: [John C. Chaconas](mailto:John.C.Chaconas)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](mailto:Rob.Robinson@montgomerycountymd.gov); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 9:34:02 PM

Mr. Bello,

The following points reflect my opposition to the development plan that contradicts current zoning. I completely agree with the rest of the residents in Willow Ridge who oppose these changes.

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge Community Association continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
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- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

...John Chaconas, 12521 Fostoria Way, Willow Ridge, Gaithersburg MD 20878

From: [Quentin Murray](mailto:Quentin.Murray@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 8:43:34 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
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- 4) They have held numerous meetings to get input from neighbors. In reality, this felt

like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Quentin and Chris Murray
12533 Fostoria Way
Gaithersburg, MD 20878
Willow Ridge

From: [Sze, Deborah](#)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#); councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation petition X7067-2015
Date: Friday, June 10, 2016 10:04:23 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time to incorporate the community's input to this proposal.

Deborah Sze
Willow Ridge Resident

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From: [DENNIS KOVAR](#)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation petition X7067-2015,
Date: Friday, June 10, 2016 10:27:33 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
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- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Dennis and Mary Kovar
16020 Copen Meadow Drive

From: [Elizabeth Sabin](mailto:Elizabeth.Sabin@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation
Date: Friday, June 10, 2016 10:38:17 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt

like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Sincerely,
Elizabeth Sabin
Willow Ridge Resident

From: u.shetty@verizon.net
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson property annexation
Date: Thursday, June 09, 2016 9:39:39 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
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- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's in

Umesha & Jyoti Shetty
12516 Fostoria Way
Gaithersburg, MD 20878
USA

Phone: (240) 683-5472

From: [Alyssa Donaldson](#)
To: Michael.Bello@montgomeryplanning.org; [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov;
[Planning External Mailing](#)
Subject: JOhnson Property Annexation/Development Concerns
Date: Friday, June 10, 2016 8:33:31 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation. I do not want it to take a fatal accident, like the one earlier this year on River Road at a similar intersection where similar concerns had been voiced, to recognize the danger of this intersection which will be infinitely compounded with this new proposal.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the

planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.
Alyssa Donaldson

From: [Julian Orenstein](#)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson property development OPPOSED!!
Date: Thursday, June 09, 2016 11:31:16 PM

All,

We would encourage you to review the email below and send to Mike Bello with cc to the other email addresses indicated.

Thanks

Munish, Jeff, Katie and other very concerned Willow Ridge Residents

[1-240-477-3700](tel:1-240-477-3700)

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then [1 lane at Riffle Ford Rd](#). The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of [7am – 9am](#), and [4pm – 7pm](#) due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently

commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Sent from my HhGttG

From: [Kelvin Choi](#)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#);
Councilmember.katz@montgomerycountymd.gov
Subject: Oppose to Johnson Property Annexation and Rezoning
Date: Friday, June 10, 2016 8:48:08 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation. They also suggest to connect Nursery Lane to Rt. 28 through the existing commercial parcel. This will not solve the problem because traffic is already stuck at the outlet of the commercial parcel to Rt. 28. However, it adds traffic accident hazard to the neighborhood, particularly little children who walk to school, as cars run through our neighborhood to Rt. 28 skipping the Quince Orchard Road intersection.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is

currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

5) The issue is even more consider when considering the already approved annexation of the Mudgruder property at the southeast corner of Rt. 28 and Quince Orchard Road, which will allow development of 10-story building with very little input from the surrounding county residents since it is now part of the City of Gaithersburg. This is simply unfair to surrounding county residents.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Kelvin Choi and Maki Inoue-Choi
12632 Carrington Hill Dr
Gaithersburg, MD 20878

From: debi
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](mailto:Rob.Robinson@montgomerycountymd.gov); Councilmember.katz@montgomerycountymd.gov
Subject: Regarding the Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 10:56:22 PM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
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- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle

the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Debi Asai
Willow Ridge Civic Association

From: [Munish Mehra](mailto:Munish.Mehra@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](mailto:Planning.External.Mailing@montgomeryplanning.org); [Rob Robinson](mailto:Rob.Robinson@montgomeryplanning.org); Councilmember.katz@montgomerycountymd.gov
Subject: SIGNIFICANT CONCERNS ON Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 6:31:20 PM

Dear Mike, Rob, Planning Commission, Council Member Katz,

My family and I have lived in Willow Ridge for almost 20 years and we are very concerned at what appears to be happening around us.

We do not oppose development, it is essential, but we do oppose rapid development not adequately accounting for intended and unintended consequences.

This email is regarding the Johnson Property Annexation petition X7067-2015, where we and are Willow Ridge residents oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. I had testified my concerns previously at the hearing too. We have read the revised proposal submitted by the Johnsons and would like to address several points:

1) The Johnson's have held numerous meetings to get input from neighbors. In reality, this was lip service. Numerous attendees repeatedly voiced the same concerns and the Johnson's and their representatives largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I attended have any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

2) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.

3) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

4) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating mine and our community's input to this proposal.

Regards

Dr. Munish Mehra

Immediate Past President of WRCA and a Very Concerned Current Resident

From: [Corie Reuschlein](mailto:Corie.Reuschlein@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](mailto:Planning.External.Mailing@montgomeryplanning.org); [Rob Robinson](mailto:Rob.Robinson@montgomeryplanning.org); Councilmember.katz@montgomerycountymd.gov
Subject: Strongly Oppose the Johnson Annexation
Date: Friday, June 10, 2016 9:28:30 AM

Dear Mike Bello and Montgomery County Planning Board,

I am a concerned resident living in the Willow Ridge subdivision on 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 Johnson properties by the City of Gaithersburg.

Regarding the Johnson Property Annexation petition X7067-2015, I continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

1. They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
2. Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable.
3. Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt. 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
4. They claim to have held numerous meetings to get input from neighbors. In reality, this felt like a farce. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. We do NOT!

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the community's wishes into consideration,
Corie Reuschlein

From: [Janet Mandel](mailto:Janet.Mandel@montgomeryplanning.org)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](mailto:Rob.Robinson@councilmember.katz@montgomerycountymd.gov); councilmember.katz@montgomerycountymd.gov
Subject: Subject: Extreme concern over Johnson Property Annexation
Date: Friday, June 10, 2016 8:54:34 AM

Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Janet Mandel
12605 Carrington Hill Drive
Gaithersburg, MD 20878

From: [Jeanette Janota](#)
To: [Rob Robinson](#)
Subject: The Johnson Property annexation
Date: Friday, June 10, 2016 9:01:47 AM

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.
- 4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot

handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Jeanette Janota
12537 Fostoria Way
Gaithersburg, MD 20878

From: [Rhona Schwartz](mailto:Rhona.Schwartz)
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Urgent re: Johnson Property Annexation
Date: Thursday, June 09, 2016 8:02:39 PM

Dear Mr. Bello:

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is

currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Sincerely,
Rhona Schwartz

From: [Janet Veirs](#)
To: ["michael.bello@montgomeryplanning.org"](mailto:michael.bello@montgomeryplanning.org); [Planning External Mailing](#); [Rob Robinson](#); ["councilmember.katz@montgomerycountymd.gov"](mailto:councilmember.katz@montgomerycountymd.gov)
Subject: Willow Ridge /Johnson Property Annexation
Date: Friday, June 10, 2016 8:08:40 AM

Dear Mr. Bello,

Regarding the Johnson Property Annexation petition X7067-2015, Willow Ridge CA continues to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

- 1) Our concerns are exacerbated by the City's new Adequate Public Facilities Ordinance (APFO) of 150% per school, particularly since this would permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall ES, Ridgeview MS, and Quince Orchard HS) due to development within the city limits. Having overcrowded classrooms is not acceptable. The annexation will have serious negative effects on our children and their ability to get a quality education. The schools cannot be properly served by the annexation plan.
- 2) Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with 3 lanes of traffic merging into 2 on Rt. 28 directly in front of this property, and then 1 lane at Riffle Ford Rd. The only road in our neighborhood, Copen Meadow Dr, which exits onto Rt. 28, is dangerous and almost unusable during the hours of 7am – 9am, and 4pm – 7pm due to the large volume of cars. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.
- 3) They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal had 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen to exclude the existing commercial parcel; therefore, including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, the 9-acre parcel that is currently commercial is still a concern. If they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less than the 125 residential units in their original proposal.

4) They have held numerous meetings to get input from neighbors. In reality, this felt like lip service. All attendees repeatedly voiced the same concerns and they largely ignored our input. Their proposal implies that we agree with their current plan and we do not. No one in Willow Ridge or at the meetings that I have spoken with has any problem with the Johnsons developing under the current R-200 zoning. Everyone I have I spoken with oppose anything greater than 50% of the current zoning.

In summary, this revised zoning plan is not appropriate and the public facilities cannot handle the increased population it would bring. The Johnson plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by Montgomery County. We urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Thank you for taking the time for incorporating the community's input to this proposal.

Best Regards,

F. Peter Veirs
Janet D. Veirs
16016 Daven Pine Ct
Gaithersburg, MD

The attached e-mails were sent to the Montgomery County Planning Board and Montgomery County Planning Staff as part of the Board's review of the revised Johnson Annexation Plan for land use and density conformance. City Planning was copied on these e-mails, but was not directly addressed.

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Annexation Petition X7067-2015, Johnson Property
Date: Monday, June 13, 2016 9:26:51 AM

From: Dan Brower [mailto:dan@labrecyclers.com]
Sent: Friday, June 10, 2016 7:58 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: Annexation Petition X7067-2015, Johnson Property

Dear Mike Bello and Montgomery County Planning Board:

Regarding the Johnson Property Annexation petition X7067-2015, we encourage you to recommend a 5-year moratorium on development, should the annexation occur. We **oppose** the development of more than 30 homes on this property. We understand that the Johnson family is hoping to maximize their profit from their investment in this property, but we believe this location is unfit for this type of development. Our neighborhood, Willow Ridge, is adjacent to the Johnson Property. A rezoning of this property will directly impact our neighborhood in a serious negative manner. The entrance and egress to this planned neighborhood will exacerbate an already dangerous situation at the intersection at Copen Meadow Drive and Route 28.

In summary, given that this revised plan **does not** address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development. The impact on the community is too significant to do otherwise.

Sincerely,

Daniel and Kathryn Brower
12532 Carrington Hill Dr.
Gaithersburg, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Johnson Property
Date: Friday, June 10, 2016 9:21:55 AM

From: Katherine Carney [mailto:wkcarney@comcast.net]
Sent: Thursday, June 09, 2016 6:31 PM
To: Planning External Mailing; michael.bello@montgomeryplanning.org
Subject: Johnson Property

Dear Mr. Bello and Planning Board members,

Please note our family's opposition to the Johnson Property Annexation into Gaithersburg City limits.

The plan to build 110 homes on land zoned for 30 is unreasonable and unsafe, particularly located directly across the street from very busy Quince Orchard HS and without proper road adjustments planned to absorb the tremendous increase in traffic and to direct traffic AWAY from the school.

The Annexation appears to many neighbors who attended the meetings to be a way for the Johnson Family to avoid county zoning rules and for the City of Gaithersburg to enjoy increased tax revenue without considering the impact to surrounding neighborhoods, schools and roads.

Development is not the problem, but the density of homes is, as is the lack of infrastructure to support it.

We respectfully ask you to deny the petition for annexation and to deny the current proposed development.

Thank you,
Kathy Carney and Family

Sent from my Verizon Wireless 4G LTE DROID

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: opposing Johnson Property Annexation
Date: Friday, June 10, 2016 1:37:01 PM

From: Aneta S. [mailto:as_681@yahoo.com]
Sent: Friday, June 10, 2016 1:33 PM
To: michael.bello@montgomeryplanning.org
Cc: Planning External Mailing
Subject: opposing Johnson Property Annexation

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, we continue to oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur. We have read the revised proposal submitted by the Johnsons and would like to address several points:

1. They claim to have held numerous meetings because they wanted to get input from the community to help revise and improve their new plan. Based on their new proposed plan, it does not reflect the strong feedback that was consistently voiced against increased density and development. We voiced the same concerns repeatedly and they largely ignored our input. Their proposal implies that we agree with their current plan. **We do NOT!**
2. They claim to have reduced the number of housing units from 305 to 110. In reality, the original proposal was 180 residential units on the undeveloped parcel and 125 units on the current commercial parcel. In the updated proposal, they have chosen not to address the existing commercial parcel, so including it in the discussion is misleading. The original proposal of 180 homes on the undeveloped parcel has been reduced to 110. It is crucial to note that this parcel is currently zoned R-200, which permits 30 single-family homes. Thus, they have gone from 600% of current zoning limits to 367%, which is still far in excess of what is acceptable.
3. While the Johnsons claim that their revised sketch plan is comparable to what could be done through the county, we do not believe this to be the case. The Johnsons were told by the planning board last November that they cannot assume a Local Map Amendment would be approved. They have not gone through that process, so with the current R-200 zone, they cannot build townhouses. In addition, if they obtain Gaithersburg annexation and rezoning, we have no reason to expect anything less on the commercial parcel than the 125 residential units in their original proposal.
4. Our concerns are exacerbated by the City's new Adequate Public Facilities

Ordinance (APFO) of 150% per school, particularly since this could permit overcrowding of schools that are outside city limits (e.g. Thurgood Marshall Elementary) due to development within the city limits. Stuffing 30 kids into every single classroom that was designed for 20 is NOT acceptable, especially with the already overcrowded situation at Thurgood Marshall ES. Including higher density development will only exacerbate the student population at Thurgood Marshall ES and the Quince Orchard Cluster.

5. Vehicular and pedestrian traffic is a major concern, and their proposals are grossly inadequate to address these issues. This area is currently a traffic disaster, with three lanes of traffic merging into one on Rt 28 directly in front of this property. Their proposed plan contributes significantly to the problem without offering any realistic mitigation.

In summary, given that this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county, we urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Aneta and Boris Roumenov
12016 Golden Twig Ct.
North Potomac, MD 20878

From: [Bobbi Fulmer](#)
To: [Rob Robinson](#)
Subject: FW: Property Annexation Petition X7067-2015
Date: Thursday, June 09, 2016 4:42:04 PM

From: Deanie Preston [mailto:deanie_preston@hotmail.com]
Sent: Thursday, June 09, 2016 3:05 PM
To: michael.bello@montgomeryplanning.org; Planning External Mailing
Subject: Property Annexation Petition X7067-2015

Dear Mike Bello and Montgomery County Planning Board,

I would like to address the proposed Johnson Property Annexation petition X7067-2015. As a community we continue to oppose this annexation and encourage the recommendation of a 5-year moratorium on development, should the annexation occur.

The family claims to having held community meetings for input is misleading as their proposed plan disregards the strong and consistent input given to them at these meetings. The community surrounding this area does not support this development.

They claim to have reduced the number of housing units from 305 to 110 is also misleading as those numbers do not include the commercial parcel of land that was included in the original proposal. They have actually only gone from 180 to 110 on property currently only zoned for 30 single family homes.

This would cause overcrowding of schools that are outside city limits of Gaithersburg (e.g. Thurgood Marshall Elementary) due to development within the city limits. Thurgood Marshall and Quince Orchard High are already over capacity and this would make matters worse.

Vehicular and pedestrian traffic is a major concern at this intersection, and their proposals are grossly inadequate to address these issues.

In short, this revised plan does not address the community concerns consistently voiced nor abide by the current zoning allowed by the county. I urge you to again recommend the County Council reject the rezoning and impose a 5-year moratorium on this development.

Sincerely,

Deanie Preston

16567 Sioux Lane

Gaithersburg, MD 20878

June 7, 2016

Annie Mo
President of the Hidden Ponds Home Owner's Association
16112 Nursery Lane
Gaithersburg, MD 20878

Re: Johnson Properties Annexation

Dear Mr. Bello or Montgomery Planning Board,

I am the president of the Home Owner's Association of the Hidden Ponds Community, which is adjacent to the Johnson property that is applying for city annexation. On behalf of the Hidden Ponds community, I am writing to request that you deny this annexation.

Although the Johnson properties have revised its application, many of the reasons for Montgomery County Planning Department denying this revised application remain the same. This includes; the annexation not being in accordance with state law, increased overcrowding of area schools, residential density that is out of character with our community, and increased traffic and pedestrian safety issues. My specific concerns include the following:

- 1) **Annexation** –The Johnson annexation would results in the Johnson property being completely surrounded by Montgomery County, and creates an enclave which leads to a number of issues. Among them: 1) Area residents will have no voice in matters associated with this property. 2) Discrepancy in the guidelines used to determine the adequacy of the local public schools capacity standards (reference #2 Overcrowded Schools). Additionally, this proposal is not consistent with the Greater Seneca Science Corridor Master Plan.
- 2) **Overcrowded Schools** –The Thurgood Marshall Elementary School, which would serve elementary school children from this proposed development currently already uses trailers to support its population. Additionally, our schools in the Quince Orchard Cluster (QOC) are deemed by the Montgomery County Planning Department to have “inadequate” student capacity. The matters are even 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.

- 3) Residential Density and Environment – Although Johnson's new proposal reduces the number of residential units most of the reduction takes place in the existing commercial area. In the undeveloped parcel (E), Johnson proposal of 110 residential units (180 units in their previous proposal) is almost four times the County's zoning limit for this parcel. The approved zoning for parcel E of 30 single-family detached homes is in keeping with the present character of the residential community. In fact, the most recent development adjacent to this property, Hidden Ponds, was built on what used to be the Johnson farm property. This area retains a feel that is green and open rather than urban and closed. This recently developed area has many acres of common area that is restricted in its use with significant environmental regulatory oversight. It seems inconceivable that you would preserve many acres in its natural state while allowing high density residential development, with little or no green space, less than a block away. Also, as indicated in Montgomery Planning's previous review of this annexation, there are also environmental issues that are of concern. For example, since this site is adjacent to two highways any development would have to be evaluated for compliance with existing noise guidelines.
- 4) Traffic and Pedestrian Safety - Today at the location of this annexation (Route 28 and 124) we have nightmarish traffic with corresponding safety issues for pedestrians and bikers (A biker was a recent traffic fatality at this intersection). As evidenced by the applicant's artist rendering, traffic either goes through existing interior roads, exits west on to Route 28 or through the commercial parcels B and C to get to a traffic light. Because of the traffic issues on 28, a significant increase in the interior roads from this high density residential area will be inevitable. These interior roads are already congested during morning school drop-off and afternoon pick-up from the near-by elementary and middle school. This has resulted in significant safety issues for the students and their families. The adjacent Hidden Ponds community has also had significant damage to the common areas adjoining the roads because of cars parked in our neighborhood for school events and heavy traffic to and from school. This has resulted in

the county's Department of Transportation approving a claim to repair one of the local roads. Additionally, heavy congestion and safety issues will be expected as residents leaving parcel E try to navigate and compete with commercial customers to get to the traffic light that controls the entering and exiting of the commercial parking area in parcel C.

5) Community Outreach Efforts – As indicated by the amended application, Johnson Properties held meetings with the local community regarding the rezoning and annexation. At these meetings or in the many breakout sessions, there was NO support from any of the attended community residents. On the contrary, there was consistent push back from the community on this initiative. In fact, the residents' voiced strong opposition to the annexation, and wanted the zoning to remain unchanged, to include maintaining parcel (E) at 30 single family homes. Johnson speakers also offered no coherent rationale for the annexation of the property or why the existing zoning wasn't appropriate.

Given the significant issues and concerns raised in this letter, I urge the Planning Board to reaffirm its previous decision and deny this annexation request.

Sincerely,



Annie Mo

President of the Hidden Pond Home Owner's Association

From: [Katie Rapp](#)
To: [Michael Bello](#)
Cc: [Councilmember Katz's Office](#); [Lindsay Hoffman](#); [Munish Mehra](#); [Jeff Odom](#); [Rob Robinson](#)
Subject: Johnson property annexation concerns
Date: Friday, June 10, 2016 10:25:32 AM

Dear Mike,

Thank you, as always, for the work that you and the planning board do to ensure smart, well-planned growth in the county. I continue to be opposed to the Johnson property rezoning and annexation. I am surprised and a bit offended that they have submitted the current revised plan that is still so out of sync with the R-200 zone on the western portion of the property. I think it is a waste of your time and a waste of the planning board's time to have to look at this again, after what was recommended at the November 12 planning board hearing. It's a waste of taxpayers dollars.

They have also wasted uncounted hours of our community members' time in attending numerous meetings that resulted in almost nothing as far as I can see on the current plan. And I say that from very personal experience because I attended all the Johnson team's meetings and I have been heavily involved in the continued conversations going on among community members. This process has been very time-consuming and the Johnson's response has been minimal and disappointing.

Purpose of the community outreach: Just for show

I'll go into some detail about this, because their community outreach appears now to have been calculated to confuse people and done just for show. They didn't need to meet with us to find out what our concerns were. They already knew from the 600+ letters to you in November what the community's issues were with the original plan. They also knew from the planning board's conversation with them at the hearing in November.

Yet they held all these community meetings, and it appears to me now that they did this just to say they met with us. The Johnson team created an illusion of working with the community and listening to us and taking our concerns into account. While really the meetings (and I attended them all!) were insulting and confusing to attendees, the community members' concerns were clearly voiced and ignored by the Johnson team, and yet have been spun (in Stuart Barr's 4/25/16 cover letter to John Schlichting) as evidence that they have worked with us and are responding to our concerns with the current plan for 110 residential units on the R-200 parcel. In reality, the revised plan demonstrates very little effort to address the widespread community concerns that were repeated often to the Johnson team at the community meetings.

Feb 10 Meeting with Community Leaders

After the new year, I was contacted by the public relations firm hired by the Johnson family to work with the public as they move forward on annexing their property into the city of Gaithersburg. I was president of Willow Ridge Civic Assn for over 10 years and continue as a board member. I have a long history of working with the Johnsons

on this property's development. I'm in contact with many other community leaders and I coordinated the meeting Feb 10 with 9 of us representing the leadership of Willow Ridge, Orchard Hills, Hidden Ponds, Orchard Knolls, North Potomac Citizens Association, Thurgood Marshall ES PTA, and Quince Orchard HS Cluster. We met for several hours and shared our concerns about the annexation with Russell Johnson, attorney Stuart Barr, and the PR firm rep. I reiterated my concerns, which are well-known to the Johnsons. My mantra has become "30 single family homes" because:

- It is what this property is zoned for
- It is what homeowners who did their homework when buying in Willow Ridge and Orchard Hills over the past 30 years expected when purchasing next to a vacant R-200 property
- It is in keeping with the recommendations in the county's master plan-- maintaining and preserving the suburban area
- It would not adversely impact our schools and traffic the way heavier development will
- It is the preference of the wider Quince Orchard community as voiced by many community leaders and residents on numerous occasions since this annexation became public.

Naive to Expect 30 SFH Development?

It is clear to me that the Johnsons never intended to build 30 single family homes on it and have been maneuvering for many years to do something different with the vacant property. I told the Johnson team on Feb 10 that we have been made to feel naive or stupid to think that the R-200 property would be developed in the way it has been zoned for decades. I have been through the iterations over the past 11+ years with them using the special exception to build the garden center (approved, not built), the effort to rezone the R-200 portion to C-1 in 2009 (withdrawn), and now the annexation and rezoning to Gaithersburg MXD... all a clear attempt to do something other than 30 single family homes with the property. If they'd intended to do that, it would have been sold to the developer of the adjacent Hidden Ponds portion of the Johnson property 12 years ago.

Desire for Higher Residential Density than Currently Zoned

They sat on that 14 acres, believing they could get something more out of it. At the Feb 10 meeting, Johnson told me the R-200 was (I believe the term he used) a "legacy zoning" that wasn't really applicable to the property because it hadn't been updated in two master plan revisions. I told him, no, it was the current zone, specifically referred to in the current county master plan. Then he called it a "transitional property" (repeated in Stuart Barr's 4/25/16 letter to John Schlichting) that was most suited for townhouses because you don't want to put single family homes next to a commercial property (even though the current commercial Johnson properties at this corner are surrounded by single family homes in Orchard Hills). I know they can't build townhouses on it in the county R-200 zone unless they apply for a local map amendment and I heard the planning board tell Russell at the November 12 hearing that this was not something he could assume he would get. So

I told them that. And I repeated my mantra: "30 single family homes." Build them.

Attempts to Circumvent the County Master Plan

What is the point of having the master plan if property owners don't have to follow it? I understand the master plan document is the driving force behind coordinated development in the area... the effort to make sure that roads and schools and infrastructure are appropriate and keep pace with development. It appears that the Johnsons are trying to circumvent the county master plan by asking for the annexation and the much heavier development possible with MXD zone in the city of Gaithersburg.

Surrounding Community Wants and Supports Development of 30 SFHs

Willow Ridge and the surrounding communities feel strongly that 30 single family homes, the current zoning, is the appropriate development for the western portion of the Johnson property (given that the Johnsons have made it clear they won't sell the property to the Parks Dept). The Feb 10 meeting left us not sure what direction he was going, but uneasy that Russell was going to continue pushing for something other than 30 single family homes.

Feb 23 Community Workshop

The answer came quickly. The Johnsons announced a community workshop held on Feb 23 at Quince Orchard High School. This was advertised widely, paper fliers were mailed to homeowners, the notice appeared in the Town Courier, and the meeting was well attended. At this workshop, they broke attendees up into smaller groups, each with Johnson team speakers talking about different issues with developing the property.

To my utter disbelief, they presented the sketchplan from last fall (very slightly amended, with townhomes rather than multifamilies) as their viable plan for moving forward with the annexation. They presented a timeline with construction beginning on the 180 residential units in 2017! The plan was unaltered from last fall except they said they did not need to talk about the current commercial properties because of longterm leases on them and no intention to redevelop them in the near future. And they opened the traffic flow from the existing community up through the fire lane of the Safeway, creating community access to the Safeway traffic light for left turns on 28 (a concern we had voiced at the Feb 10 meeting and a bizarre, unsafe, and probably illegal solution).

Misinformation provided by Johnson team at the community meeting

There was much misinformation communicated by the Johnson team. In my small group, they said the impact on Thurgood Marshall ES would be minimal "because they already have a plan to expand the school" (completely untrue) and they said that they were already approved for townhomes on the R-200 property. I spent much time that evening clarifying the misinformation. I repeated many times that the property is zoned for 30 single family homes, a fact they never mentioned. My friends and neighbors in the three other small groups related similar stories. These issues are complicated and difficult for people to wrap their minds around, especially when the Johnsons themselves are feeding us misinformation.

No Mention of November Planning Board Hearing

It was very frustrating that the Johnsons chose to reach out to the community that night presenting the sketch plan from last fall as if it were still a viable option for them and spending 2.5 hours explaining the rationale and the numbers backing it up. I never heard them mention the planning board decision or the reality of their situation during the workshop. There was no mention of the planning board's recommendation of the 5 year moratorium on the zoning change, no mention of the need to scale back the plan to a lot less density and more green space (as recommended at the hearing). It seemed to me that night that the Johnsons did not take the decision of the planning board seriously or they would have come back to the community asking for feedback about a realistic scaled-back plan based on the current R-200 zoning.

I heard community members say they were insulted by the presentations and felt their time was wasted. I now believe this was part of the Johnson team's plan... to wear people down. Numerous, long, confusing meetings with misinformation provided to the public... each step along the way confuses people more, each call for letter writing gets less response as people are fatigued by it and feel it's so repetitive. Why should the community need to repeat themselves over and over and over again when the issues remain essentially the same?

March 22 Community Workshop

The email announcement from the Johnson team for the second community-wide meeting was not received by many community members (including myself, although a neighbor forwarded it to me). No paper fliers were mailed and I did not see a notice in the Town Courier. Not surprisingly, there were fewer community members in attendance. The Johnsons presented a plan for 120 residential units on the western 14 acres. They presented this as if it were taking into consideration all the community concerns. Then, the plan submitted to the city of Gaithersburg was for 110 residential units.

Johnson Response to Community Concerns

The Johnsons say the revised plan DOES take into account community concerns. These are the concerns the Johnsons say they responded to in the plan.

* Reduce the number of residential units: They presented the plan as going from 305 in the original plan down to only 110. In fact, since they decided to no longer talk about developing the current commercial property, they should be comparing 180 units on the western 14 acres to 110 in the revised plan... a less impressive reduction and not in keeping with the R-200 zone. This smoke and mirrors tactic is insulting. I hope you're insulted! Most everyone at the March community meeting who spoke was insulted.

* Provide access to the Safeway traffic light for the larger community: This was raised at the February 10 meeting with community leaders in response to our concern that no one will ever again make a left turn out of Willow Ridge (Copen Meadow Dr). The current situation is dangerous and heavy development on the Johnson property will mean it simply becomes impossible. The idea was raised by Russell to allow community access to the Safeway light... not knowing how this might be engineered, we agreed this might be helpful. Neither scenario presented so far for funneling

neighborhood traffic through the Safeway parking lot would make any sense, be safe, or work, and I question whether it would even be legal or that the Safeway lease would allow it as it would drastically reduce safe access to the Safeway store.

* Provide more parkland: they increased green space from 1/2 acre to 1 acre and moved it toward the townhouses rather than backing to Willow Ridge homes. This is fine, but hardly in keeping with the county master plan recommendation for the property or the advice given to the Johnsons at the Nov 12 planning board hearing.

* Provide more buffer between existing single family homes and the new community: It appears that a couple of feet of green space were added around the edges of the sketch plan as a "buffer" between existing homes and the new 3.5 story single family homes on the sketch plan. This is a buffer in name only.

From my perspective as a community leader, the revised plan does nothing to alleviate community concerns.

"Much Greater Potential" than 30 SFH

At the March 22 meeting, the Johnson team allowed a small number of community members to speak. They made us stand uncomfortably in line and speak into a malfunctioning microphone at the front. Community members voiced various vehement concerns, the same concerns that have been voiced since last fall, since this revised plan would not alleviate any of them. Traffic, congestion, heavy residential development that is higher than the land is zoned for in the county, adverse impact on schools, especially Thurgood Marshall ES.

When I spoke, I asked Russell and Stuart what the current zoning on the 14 acres allowed. This was the first that they mentioned 30 single family homes, they said they knew this is what I wanted, but they said they felt this land had a much greater potential. Team members said that R-200 allows "many uses" and that the county master plan recommended townhouse development. I pointed out that they had to go through the process of requesting the local map amendment and asked if they had started that process yet. I asked them to describe how the county would consider community input on that. And I pointed out that at the Nov 12 hearing the planning board told them they could not assume they would get it.

Community input cut off at March 22 community meeting

This type of workshop is not about hearing and responding to community concerns. After much criticism, the Johnson team cut the meeting short while there were still at least half a dozen people standing in line to speak. I stayed a half hour afterward talking to neighbors. No one I spoke to feels that the revised plan is reasonable or that the Johnsons have responded to any community concerns. More and more community leaders from around the Quince Orchard, North Potomac, and Darnestown areas are asking to be added to email lists on this issue and kept in the loop. We feel the Johnson team held the community meetings simply so they could say they did outreach to the community and say they made an effort to respond to concerns. This is an interesting way to spin what really took place at these meetings.

Commercial areas on Johnson Property (and Magruder Property)

Beyond the R-200 property, I have deep concerns about the Johnsons' (as now

unstated) plan for the commercial areas. The existing NR zone commercial properties are appropriate for meeting our needs for community convenience businesses. I do not want the added commercial density possible with Gaithersburg MXD. Russell is saying now that they only are asking for 10,000 more SF of commercial space, however, I am concerned this could change quickly after annexation. Much higher density and more flexible development is available through Gaithersburg MXD. For example, the city of Gaithersburg recently approved the annexation of the Magruder property at the same intersection. The city planner finds it appropriate to allow 5 times the current commercial footprint and up to 10 story buildings... next to the high school. This was later reduced to max 5 story buildings. Still too high for this area with many teenagers walking around (including my own son who is entering QOHS as a freshman in the fall... we are walkers from Willow Ridge and he will walk through this intersection at least 2x per day for the next 4 years and then his younger brother will follow him).

By limiting the conversation (and sketch plan) now to just the 14 western acres, the Johnsons leave themselves free to take advantage of the more generous MXD zone on the commercial properties, without having to discuss what they might change or when once it is annexed. Since the entire 23 acres would be annexed as a single property into the city's MXD zone, I think this is very deceptive. Russell was certainly aware of longterm leases on the commercial properties when he submitted the original sketch plan last fall, so it's deceptive to say something changed and now there's no reason to talk about what they'd like to see happen on those properties. They could certainly redevelop and add a residential component on the commercial properties once it is annexed into the city (as they indicated they would do on the original plan from last fall). I have no reason to believe they would develop fewer than 125 residential units on the NR-zone commercial property if it were annexed.

Transparency and the Process

I want to mention that this has all been an extremely complicated and confusing process from the community's perspective, and while both the county and the city claim transparency in these dealings, my experience is the opposite. In fact, there appears to be no mechanism for informing the community that an annexation is taking place. There were no letters sent to neighbors or community associations and no signs up on the properties while the county planners were working on their reports with recommendations to the planning board last fall. We were in the dark until Russell announced the community meeting last fall. Since then, it's been a non-stop effort of trying to find out what would happen next and how the community could participate. Very time consuming and difficult to stay informed from my perspective.

Five Year Moratorium on Rezoning to MXD?

Linked to this lack of clarity about the process... the community was under the impression after the Nov 12 planning board hearing that we had "won" that portion and that if the Johnsons wanted to develop the property in the next 5 years they needed to come back with something in keeping with the current county zoning and regulations. At the March 22 workshop, while discussing the revised plan, the Johnsons presented a different picture. They said because they pulled their earlier plan before it went to county council, there was no moratorium on the rezoning and

they plan to submit the revised plan to both the county and city simultaneously. It was a total shock that they could submit a new plan with high density. The process from there was unclear, even after asking all of our contacts at the county and city what to expect and when.

Another major concern for us... with the property still within the county, getting the information we need to participate in this process is difficult; it will become harder when/if the property is annexed.

Maintain and Preserve

The current county master plan says that the neighborhoods around Quince Orchard, including Orchard Hills and Willow Ridge, should be "maintained and preserved." I believe the best way to maintain and preserve the character of Willow Ridge, Orchard Hills, and Hidden Ponds (the neighborhoods directly adjacent to the Johnson property) is to build 30 single family homes on the R-200... it is in keeping with the surrounding suburban community. This will also maintain the character of the larger Quince Orchard community, a suburban area on the very edge of suburbia, with low density Potomac Subregion planning area and the Agricultural Reserve beyond.

Gateway to the City... for Techway?

Why does the city want to encroach with heavy urban-type development (10 story buildings!) at this intersection? I hear rumblings again about a Potomac river crossing and the Techway. Is this the plan? To create an opportunity for a Tysons North at the edge of Gaithersburg when/if the new highway comes through this area? This scenario makes much more sense to me than building up like this to meet the needs of Darnestown and Poolesville commuters coming into the city.

Opposed to annexation and rezoning

In conclusion (and obviously), I feel the annexation is not in the best interests of the community and I oppose the rezoning to MXD and the current Johnson sketch plan. The surrounding community loses its voice if the Johnson property is in the city, since we are not city residents and the council is not answering to us as our elected officials. We in Willow Ridge are highly concerned about having a property in a different jurisdiction literally in our backyards.

We question the legality of this annexation since the property is adjacent/contiguous to the city only through a tiny corner. It is an enclave and the county master plan specifically recommends against these types of annexations.

There are widespread community concerns, completely unaddressed by the Johnsons in the revised plan. The concerns are not just from the immediately adjacent communities, but throughout the Quince Orchard, North Potomac, and Darnestown areas, and also from some city of Gaithersburg residents. We do not see the annexation and heavy development of the properties at this intersection as providing any benefit to us. We foresee many potential and likely problems.

Please recommend against the rezoning of the Johnson property. Recommend the 5-

year moratorium on the rezoning.

Thank you for all you have done for our community.

Katie Rapp
12515 Carrington Hill Drive
Willow Ridge

From: pmforinger@verizon.net
To: Michael.Bello@montgomeryplanning.org
Cc: [Planning External Mailing](#); [Rob Robinson](#); Councilmember.katz@montgomerycountymd.gov
Subject: Johnson Property Annexation petition X7067-2015
Date: Thursday, June 09, 2016 7:41:04 PM

Good evening Michael,

Please make sure that common sense prevails in the development of this corner in Montgomery County. I would hate to think that your offices could be duped by a bunch of clever lawyers presenting partial truths. Too much is at stake. Private business owners should not dictate development in Montgomery County. Lets be honest, their only interest is monetary gain. You are the people we look to to protect the best interests of our community. This includes the safety of our vehicular and pedestrians residents, the quality education of our children, and the property values of our neighborhoods. None of those items has been addressed by the Johnsons. Again, it's just business to them, and their interests are monetary. Period.

Development is both inevitable and necessary for the vitality of a community. Let the plans come from the people who have the community's best interests at heart, not private business owners with private agendas.

From: gang.dong
To: [Planning External Mailing: michael.bello@montgomeryplanning.org](mailto:michael.bello@montgomeryplanning.org)
Subject: Johnson property annexation
Date: Friday, June 10, 2016 5:10:27 PM

Dear Mr. Bello or Montgomery Planning Board,

I understand that the Johnson Property Annexation – X7067-2015 is being reevaluated by the Montgomery County Planning Department. As a homeowner adjacent to this property, I am writing to request that you deny this annexation. Although the Johnson properties have revised its application, many of the reasons for Montgomery County Planning Department denying this revised application remain the same. This includes; the annexation not being in accordance with state law, increased overcrowding of area schools, residential density that is out of character with our community, and increased traffic and pedestrian safety issues. My specific concerns include the following:

- 1) **Overcrowded Schools** –The Thurgood Marshall Elementary School, which would serve elementary school children from this proposed development currently already uses trailers to support its population. Additionally, our schools in the Quince Orchard Cluster (QOC) are deemed by the Montgomery County Planning Department to have “inadequate” student capacity. The matters are even 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.

- 2) **Residential Density and Environment** – Although Johnson’s new proposal reduces the number of residential units most of the reduction takes place in the existing commercial area. In the undeveloped parcel (E), Johnson proposal of 110 residential units (180 units in their previous proposal) is almost four times the County’s zoning limit for this parcel. The approved zoning for parcel E of 30 single-family detached homes is in keeping with the present character of the residential community. In fact, the most recent development adjacent to this property, Hidden Ponds, was built on what used to be the Johnson farm property. This area retains a feel that is green and open rather than urban and closed. This recently developed area has many acres of common area that is restricted in its use with significant environmental regulatory oversight. It seems inconceivable that you would preserve many acres in its natural state while allowing high density residential development, with little or no green space, less than a block away.

3) Traffic and Pedestrian Safety - Today at the location of this annexation (Route 28 and 124) we have nightmarish traffic with corresponding safety issues for pedestrians and bikers (A biker was a recent traffic fatality at this intersection). As evidenced by the applicant's artist rendering, traffic either goes through existing interior roads, exits west on to Route 28 or through the commercial parcels B and C to get to a traffic light. Because of the traffic issues on 28, a significant increase in the interior roads from this high density residential area will be inevitable.

The adjacent Hidden Ponds community has also had significant damage to the common areas adjoining the roads because of cars parked in our neighborhood for school events and heavy traffic to and from school. This has resulted in the county's Department of Transportation approving a claim to repair one of the local roads.

4) Community Outreach Efforts – As indicated by the amended application, Johnson Properties held meetings with the local community regarding the rezoning and annexation. At these meetings or in the many breakout sessions, there was NO support from any of the attended community residents. On the contrary, there was consistent push back from the community on this initiative. In fact, the residents' voiced strong opposition to the annexation, and wanted the zoning to remain unchanged, to include maintaining parcel (E) at 30 single family homes. Johnson speakers also offered no coherent rationale for the annexation of the property or why the existing zoning wasn't appropriate.

Given the significant issues and concerns raised in this letter, I urge the Planning Board to reaffirm its previous decision and deny this annexation request.

Sincerely,

Gang Dong

16210 Hidden Ponds Way

Gaithersburg, MD 20878

301-424-6004

From: [Scott McDowell](#)
To: michael.bello@montgomeryplanning.org
Cc: [Planning External Mailing](#)
Subject: Opposition of X7067-2015
Date: Friday, June 10, 2016 4:16:40 PM

Dear Mike Bello and Montgomery County Planning Board,

Regarding the Johnson Property Annexation petition X7067-2015, I oppose this annexation and encourage you to again recommend a 5-year moratorium on development, should the annexation occur.

I do not understand how they submit plans that far exceed the limits imposed by the county. How is that okay? Can I simply drive 4x the speed limit just because I just want to? The disregard towards the county is completely foreign to me. Are they above the law? I am against their current plans and against the annexation.

There seems to be a pattern of ignoring issues in the county by development. The overdevelopment has had a negative impact into our schools and our county is falling behind others. When I moved to Montgomery County I did so because it was the BEST in the state especially with academics. I am a home based worker and I could move anywhere in the DC/VA/MD area. I choose my home because of the schools and I choose to live in my neighborhood because it lacked overdevelopment. In fact, the area was perfectly developed supporting the community. Now Johnson wants to change the community I live in. If the annexation goes through and they are allowed to develop as they are requesting then I will most likely leave this community that I love. This development will change the traffic patterns near my home and impact the schools my kids attend. Why doesn't anyone care about this.

I like to note that this parcel is currently zoned R-200, which permits 30 single-family homes. The proposed plan exceeds current zoning limits by 367%. Currently with the current R-200 zone, they cannot build townhouses which is the majority of their plan. They have not completed the necessary steps or received the necessary approvals to do so. Again, they are ignoring the rules and proposing plans that are beyond the scope of current regulations. How can you do that? Why is this acceptable? I also worry about the commercial land that they have and what they will do with that property once an annexation happens. Given their pattern I fully expect them to develop that property to maximize profit which we know means to pack as much as possible into the land at the expense of safety, community, education and traffic.

Why does our education system continue to suffer because of greed? How is the solution to our overcrowding of schools simply to raise the APFO limit? I don't believe this was educators that said they want to get around this limit by increasing it and placing more of a burden to themselves. It is businesses that come into our community and over build to make bigger profits. Yet we allow them to impact our system by passing laws like this. Sure, we have short term benefits in revenue but does that really cover the cost of repercussions of overcrowded schools? Will it cover the cost of people moving away? We have seen this pattern in urban areas yet we commit the same mistakes over and over again.

I would also like to request that the proposed neighborhood not be connected via a new road to the existing neighborhoods. There has been accidents already and if they connect the

neighborhood to Nursery Lane then it will invite more traffic through roads that were not designed to take such traffic. Specifically, the road in front of Thurgood Marshall Elementary will become a major hazard during school drop off and pick up. It is already inadequate to support the amount of traffic there. Adding another cut through and so many residents will result in someone getting hurt or killed. As county officials you should be allowed to at least prevent that connection into the county.

I know you have heard from the community about the issues around our schools and our traffic. Each a reason alone not to do what they are asking. I will not go into depth on those but they mean a lot to me as a parent who has kids at TMES, Ridgeview and QO.

I would like the County Council to reject the rezoning and impose a 5-year moratorium on this development. I would also request that you do everything in your power to prevent the annexation.

Sincerely,

Scott McDowell

16020 Mills Orchard Drive

From: [Peter Poggi](#)
To: Michael.Bello@montgomeryplanning.org; [Planning External Mailing](#); [Rob Robinson](#);
Councilmember.katz@montgomerycountymd.gov
Cc: [NPCA](#); [North Potomac Citizens Association Inc.](#); [Cynthia Poggi](#)
Subject: X7067-2015, Annexation of Johnson Property
Date: Thursday, June 09, 2016 11:33:20 PM

Dear Mr Bello,

I have now attended three meetings related to the subject annexation. Each meeting bears witness to more attendees, increased frustration, and more vehement opposition to the annexation "loophole" that seems to make a mockery of the planning and zoning process. Claims by Mr. Johnson and his public relations team that their latest proposal "takes the existing commercial section off the table" is so insulting to the intelligence of the audience as to be *infuriating*. Their response of silence, smirks and grins when asked "being taken off the table **for how long**" makes it all too clear that their objective is to be as vague as possible in order to secure the annexation, after which either Mr. Johnson or a future owner could obtain approval for the 300+ units originally requested.

Any suggestion by the petitioners that the community supports their latest proposal is absolutely untrue. At every meeting I attended I witness significant push back by the community, without a single attendee voicing support. The objections are consistent: impact to our public schools and the additional demand this will place upon an already overburdened system and unbearable traffic.

This annexation proposal is positively unacceptable!

Sincerely,
Peter and Cynthia Poggi
12413 Triple Crown Road
North Potomac, MD 20878

(301) 330-3196