

From: [Katie Rapp](#)
To: [Trudy Schwarz](#)
Subject: Re: Questions about the Magruder property annexation X-7089-2015
Date: Thursday, November 19, 2015 9:13:11 AM
Attachments: [image001.png](#)

Thank you.

From: Trudy Schwarz <TSchwarz@gaithersburgmd.gov>
To: Katie Rapp <wookyluvr2002@yahoo.com>
Cc: "Councilmember.Katz@montgomerycountymd.gov" <Councilmember.Katz@montgomerycountymd.gov>; "COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV" <COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV>; Lindsay Hoffman <lindsay.hoffman@montgomerycountymd.gov>; Munish Mehra <mmehra@qbiop.com>; Rob Robinson <RRobinson@gaithersburgmd.gov>
Sent: Thursday, November 19, 2015 9:00 AM
Subject: RE: Questions about the Magruder property annexation X-7089-2015

Good morning Ms. Rapp:

The development process requires the City to evaluate traffic and improvement needed for project at the time of Schematic Development Plan. The Schematic Development Plan process has its own public hearing process.

There are no more public hearings for testimony or public comment. The record for the hearing will be open until December 16, 2015 at 5 pm for written testimony (email or letter). The Mayor & Council are tentatively scheduled to have Policy Discussion on January 4, 2016.

The owners of the Potomac Valley Shopping Center North (Starbucks side) have not filed for rezoning the property and have not mentioned that they are planning to at this time.

Also, you may listen to the hearing again by going to the following link:

<http://www.gaithersburgmd.gov/government/meeting-agendas-and-minutes>

It does take about 30 seconds to populate. So be patient! Then click on the video for the 11/16/15 Mayor & City Council Meeting.

Let me know if you have any other questions.

Sincerely,

Trudy

**Trudy M. W. Schwarz, CFM | Community Planning Manager
Planning & Code Administration**



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

P (301) 258.6330 ext. 2119 | F (301) 258.6336

tschwarz@gaithersburgmd.gov

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Mayor and City Council
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From: Katie Rapp [mailto:wookyluvr2002@yahoo.com]
Sent: Wednesday, November 18, 2015 11:11 PM
To: Trudy Schwarz
Cc: Councilmember.Katz@montgomerycountymd.gov;
COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV; Lindsay Hoffman; Munish Mehra; Rob
Robinson
Subject: Re: Questions about the Magruder property annexation X-7089-2015

Hi Trudy,

I have a question. I was at the hearing Monday night and I didn't understand your response to the councilmember's questions about traffic and improvements to the intersection and the roads. Can you clarify that?

I don't see any additional meetings posted on the website for the Magruder annexation. Are there any additional hearings scheduled? I think they mentioned something at the council meeting, but I missed the date. Something in December?

Last question... is the rezoning of the other side of the Magruder shopping center (Starbucks side) in process at this time or is there a plan for that?

Thanks,
Katie Rapp

From: Trudy Schwarz <TSchwarz@gaithersburgmd.gov>
To: "wookyluvr2002@yahoo.com" <wookyluvr2002@yahoo.com>
Cc: "Councilmember.Katz@montgomerycountymd.gov"
<Councilmember.Katz@montgomerycountymd.gov>;
"COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV"
<COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV>
Sent: Thursday, November 12, 2015 12:07 PM
Subject: Questions about the Magruder property annexation X-7089-2015

Good morning Ms. Rapp:
Rob Robinson forwarded your questions below concerning the Magruder property annexation (X-7089-2015).

ADDING A RESIDENTIAL COMPONENT: If someone decides that a Residential component should be added to sketch plan of the property, the City Code requires that the Mayor and City Council and Planning Commission conduct a joint public hearing. These types of hearing require that the property be posted with signs and notices of public hearing be sent to properties within 200 feet of the Magruder property. In order to speak at the hearing, a person just needs to attend the meeting and raise their hand to speak and come to the microphone when called upon by the Mayor. Currently, the City does not require signing up to speak at a public hearing. Although from time to time, the City does have a sign-up sheet available the night of the hearing. This helps

the Mayor keep the meeting orderly. Each speaker is required to state their name (and spell their name) and address for the record. Generally, there is a 3 minute time slot allowed.

WRITTEN COMMENTS: As you can imagine, the packages for the public hearing on November 16, 2015 have already been prepared and sent out. It should be posted on the City's Mayor and Council agenda page by late this afternoon. The staff has recommended that the Mayor and Council hold their record open until 5 pm on Wednesday, December 16, 2015. So the deadline for submitting written comments is 5 pm on Wednesday, December 16, 2015.

PUBLIC TESTIMONY: As mentioned above, public testimony is welcome at the public hearing on November 16th. In order to speak at the hearing, a person just needs to attend the meeting and raise their hand to speak and come to the microphone when called upon by the Mayor. Currently, the City does not require signing up to speak at a public hearing. Although from time to time, the City does have a sign-up sheet available the night of the hearing. Each speaker is required to state their name (and spell their name) and address for the record. Generally, there is a 3 minute time slot allowed.

I hope that these answers assist you in understanding the public process in the City of Gaithersburg. Would be so kind as to forward this to Munish Mehra and Lindsay Hoffman, their email addresses did not come through in the forwarded email.

Sincerely,
Trudy



Trudy M. W. Schwarz, CFM | Community Planning Manager
Planning & Code Administration

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From: Katie Rapp [<mailto:wookyluvr2002@yahoo.com>]

Sent: Wednesday, November 11, 2015 8:02 PM

To: Rob Robinson

Cc: COUNCILMEMBER.KATZ@MONTGOMERYCOUNTYMD.GOV;
COUNCILMEMBER.RICE@MONTGOMERYCOUNTYMD.GOV; Munish Mehra; Lindsay Hoffman

Subject: Re: Questions re Johnson property

Hi Rob,

Please respond to my question #5 below regarding the gateway concept. I would like to understand what is meant by that and how it applies to the properties on all the corners of the 28/QO intersection surrounding Quince Orchard High School as indicated in the Gburg Master Plan.

Switching gears, I have a question about the Magruder property annexation (X-7089-2015).

Although there is currently no residential component requested by the Magruder for that property, once it is annexed and rezoned MXD can they or someone who purchases the property from them add a residential component? What is the process for that, notifications, hearings, etc?

I see there is a hearing about the Magruder property on Monday, 11/16. Is there a deadline for submitting written comments? What is the process for residents who wish to speak at that hearing?

Thanks,

Katie Rapp

From: [Rob Robinson](#)
To: [Katie Rapp](#)
Cc: [Trudy Schwarz](#)
Subject: RE: Magruder and Johnson property annexation timelines
Date: Thursday, November 19, 2015 9:42:19 AM

Ms. Rapp,

For Johnson- Planning Commission Recommendation is January 6, 2016. This meeting was moved back at the request of the Applicant.

It is my understanding that the Johnson Petition has been removed from the County PHED Agenda on November 23 as it was not introduced November 17th, at the request of the Applicant. Note- the City has no involvement with this scheduling.

At this time, the City Public Hearing is still scheduled for February 1st. Comment for the Council's review may be submitted until such time as their record closes, which has not been established yet. The Council record is open now.

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

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From: Katie Rapp [mailto:wookyluvr2002@yahoo.com]
Sent: Thursday, November 19, 2015 9:35 AM
To: Rob Robinson
Subject: Magruder and Johnson property annexation timelines

Hi,

Can you provide clarification on dates and deadlines re these annexation projects?
Am I missing anything? Thank you.

Nov 20 Johnson Property [this is listed in the Town Courier, but not on the website, so was it changed to Dec 23?]

The City of Gaithersburg Planning Commission will present their recommendations in a meeting scheduled for Dec. 2. Comments from the public must be received (via email at planning@gaitHERSBURGMD.GOV) by **5 p.m. Friday, Nov. 20** if they are to be included in the Planning Commission's packets, per its website.

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Nov 23 Magruder and Johnson Properties

Our last opportunity for comment to county council about the annexations of the Johnson and Magruder properties is by sending emails to the whole council and to members of the Council's Planning, Housing and Economic Development (PHED) committee who will meet on Monday, 11/23 at 2pm (open to the public, but not an open discussion). Emails can be sent to:

Council.Council@montgomerycountymd.gov

and PHED members:

Councilmember.floreen@montgomerycountymd.gov

Councilmember.Riemer@montgomerycountymd.gov

Councilmember.Leventhal@montgomerycountymd.gov

Dec 16 Magruder property

The staff has recommended that the Mayor and Council hold their record open until 5 pm on Wednesday, December 16, 2015. So the deadline for submitting written comments is 5 pm on Wednesday, December 16, 2015.

Dec 23 Johnson Property

The City of Gaithersburg [Planning Commission](#) will be conducting their recommendation meeting **January 6 , 2016**. To ensure inclusion in the Planning Commission's packets, comments must be received by **5 p.m. Wednesday December 23, 2015**. Comments may be either mailed to: City of Gaithersburg Planning, 31 South Summit Avenue, Gaithersburg MD 20877. Or e-mailed to planning@gaitthersburgmd.gov.

Feb 1 Johnson property [when do comments need to be submitted?]

The City of Gaithersburg [Mayor & City Council](#) will conduct their public hearing on X-7067-2015 on Monday February 1, 2016. The Council's record is currently open. Comments may be either mailed to: City of Gaithersburg Planning, 31 S. Summit Avenue, Gaithersburg MD 20877. Or e-mailed to planning@gaitthersburgmd.gov.

Thank you,
Katie Rapp

From: [Gordon Henley](#)
To: [Planning External Mailing](#)
Subject: Re: Opposed to Annexation - both parcels
Date: Friday, November 20, 2015 3:09:29 PM

Comments on Johnson Annexation sent to Councilor Wu for the public record file.

Thanks

Gordon Henley

On Mon, Nov 16, 2015 at 5:19 PM, Gordon Henley <ghenley2@gmail.com> wrote:

Robert -

Likely cannot make the hearing tonight on the property East of QO, but both this and the Northerly site are requesting annexation

More later, but many many of the area neighbors and constituents **are opposed** to both projects, primarily because the only outcome is a strong overall effect on the entire neighborhood, especially the schools your kids will be attending when full build out is underway or done.

Please ask a lot of questions, but be aware this a difficult issue for the schools in the area, already seriously overcrowded, made worse by the recent change in allowable overflow percentage (in part sponsored by developers) to 150%. Why? Seems crazy and setting up a very difficult situation for all which can be avoided. Are you and others going to want your kids in those 150% schools?

What are the next steps on the Council end after this hearing?

Thanks

Gordon Henley

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