

RE-2C

R-200

R-200

1000' RADIUS

RE-2C

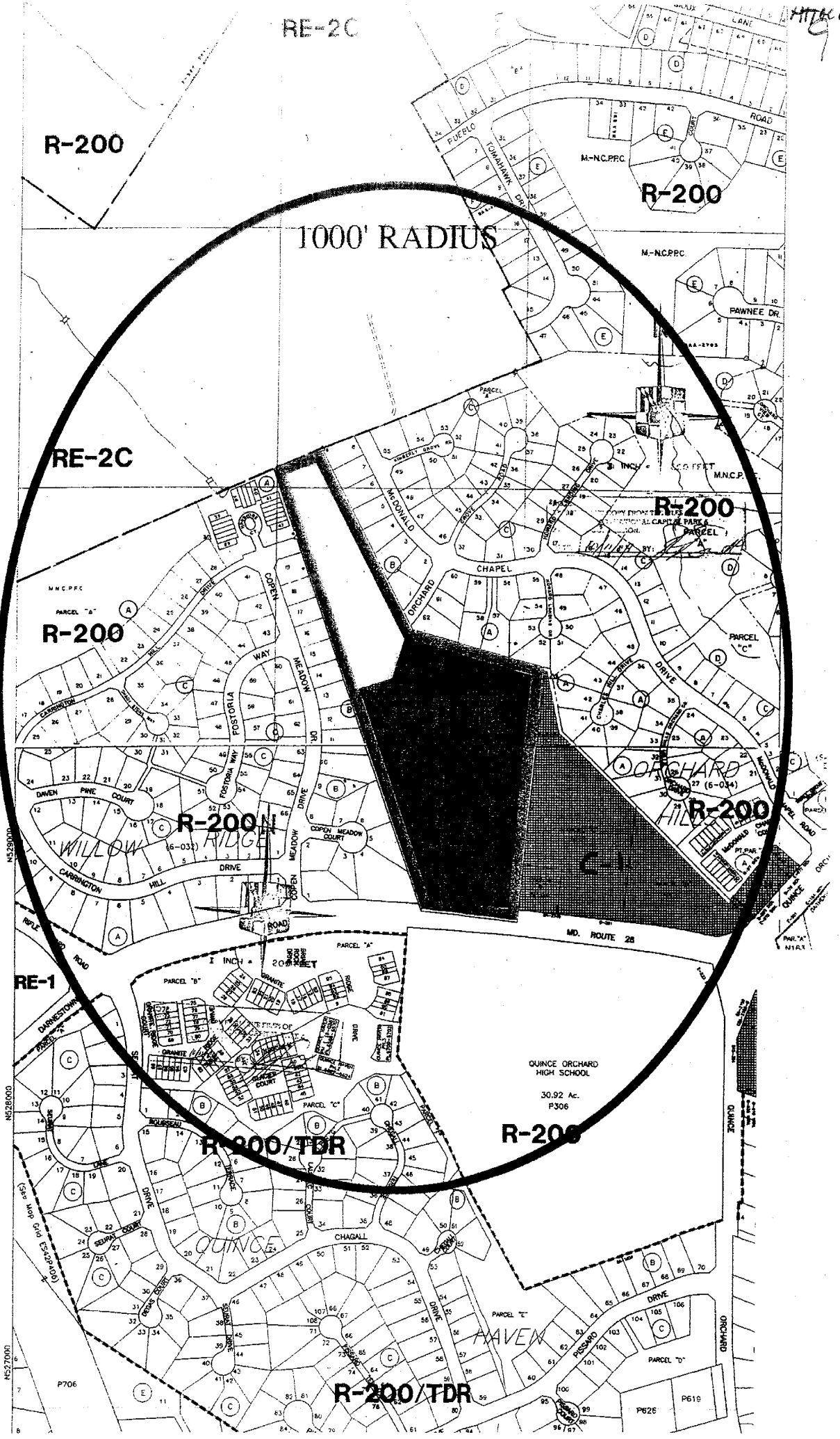
R-200

R-200

221NW12
ES562

NOTES CONCERNING ZONING IN RIGHTS-OF-WAY
Unless indicated otherwise, rights-of-way are intended to depict zoning line
rights-of-way is in the more restrictive zone. Where there is no dedicated
right-of-way, but a prescriptive easement exists, zoning boundaries are indicated

Map prepared by the State of Maryland
Property lines are compiled from deed
records and other available information
need if more property specific information is
for general planning purposes, is not recommended.
-27-78 or (301) 498-1327



RE-1

R-200

R-200/TDR

R-200

R-200/TDR

QUINCE ORCHARD
HIGH SCHOOL
30.92 Ac.
P306

HTC HWY

MS29000
MS28000
MS27000

MD ROUTE 28
CHAGALL DRIVE
P626
P619

Janousek, Daniel

From: Domenic Cicala [domenicc@ohairsalon.com]
Sent: Friday, June 10, 2005 7:42 AM
To: Janousek, Daniel
Subject: RE: S-2070-A JOHNSON NURSERY

Domenic Cicala
12505 Copen Meadow Court
Gaithersburg, Maryland 20878
June 10, 2005

Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

c/o Daniel Janousek
Development Review

For inclusion in the Planning Board Packet along with staff report

Re: Johnson's Nursery - Special Exception Modification No.
S-2070-A

Dear Chairman Berlage:

I am writing in opposition to the proposed special exception. The rear yard of my home adjoins the proposed special exception nursery. I am opposed to the proposal for two reasons.

1. The existing traffic situation is one of congestion and unsafe for vehicles and pedestrians. The present proposal would greatly exacerbate this situation.

Since a special exception may be granted only if it is found "that it will not reduce the safety of vehicular traffic", (Section 59-G-1.21(a) (9) (ii)), the proposal should be denied.

Specifically, present ingress and egress to the Safeway and its small shopping center are unsafe due to the heavy volume and the turning movements into and out of Darnestown Road. Deliveries by trucks to the nursery will occur using this Safeway entrance, which is, of course, also used by patrons of the Safeway. The nursery delivery trucks, including tractor trailer trucks, will go through the Safeway parking lot and then make a sharp left turn in order to reach the nursery property. This turn will require trucks not only to make left turns so as to interfere with the through traffic going to and from the Safeway, but such trucks will also require more than the one lane available to them.

The use of the Safeway entrance to reach the nursery is necessary because there is a median on Darnestown Road that blocks turns into the nursery property for cars going from west to east.

Similarly if cars exit directly from the nursery driveway, rather than Safeway's, seeking to go east, because of the median such cars must go west, and make a u-turn at the next intersection. That intersection is already heavily congested and large trucks making such u-turns also pose safety problems.

The existing traffic has created very unsafe conditions for pedestrians. A public high school is located directly across the street from the Safeway shopping center and the nursery. Several students have already been hit by cars in this immediate area.

2. The siting and design of the proposed nursery will cause severe adverse impact on my home as well as my neighbors. Such impact could be easily remedied by redesign and re-siting of the nursery - something the applicant has declined to do.

Specifically, Johnson's owns 14 unimproved acres zoned R-200. The proposal involves only 5 acres. These 5 acres are located right along Darnestown Road, on which is located all parking. In addition, the parking lot and the outdoor sales area are located adjacent to the rear yards of single family homes. The commercial appearance of the parking lot on residential land along Darnestown, and the impact of the sales area on adjacent homes, all could be eliminated by a redesign of the site, so that the same size nursery - 5 acres -- would be located adjacent to the commercial Safeway property. Such location obviously would be more compatible and not cause adverse impacts, because it is next to the intense commercial use of the adjacent land.

Under this design, 9 acres of the 14 acres would still remain available to the applicant for development for detached single family homes under the R-200 zoning. Because the total parcel is more than 10 acres, it could be developed by cluster method, which would permit great flexibility in terms of location of new single family homes in relation to the nursery, including the buffering those new homes. The new homes could be located adjacent to the rear yard of my house and other existing houses.

The applicant should be advised to redesign the location and siting of the nursery so as to minimize the adverse impact.

Thank you for considering my views.

Sincerely yours,

Domenic Cicala

Janousek, Daniel

From: tbasile@senecacreekconsulting.com
Sent: Thursday, June 09, 2005 6:45 PM
To: Janousek, Daniel
Subject: Johnson Nursery Expansion Project

Dan, I called and left a message on your phone at approximately 6 p.m. Attempted to fax this several times without success. Please include this in the staff report. Thanks. Tom Baile

Memo Via Fax

To: Daniel Janousek
Fax: 301-495-4595
Re: Johnson Nursery Expansion Project

I would my letter included as part of the staff report.

My concerns are with safety as well as the impact this expansion will have on our quality of life here in Willow Ridge.

Walking from our development to Quince Orchard High School, the Safeway or any of the plazas to the east is extremely dangerous. My children are not allowed to walk to QO due to too much traffic and unsafe walking conditions. This expansion will only make current matters worse.

Exiting our neighborhood has become a challenge and quite a dangerous undertaking. Additional traffic caused by the nursery will increase u turns in front of our neighborhood making exiting impossible. I currently go through the back neighborhood to avoid Rt. 28 because it is too dangerous.

I urge you to take additional time to research all the facts, not just the facts as presented by Mr. Johnson. Walk the area during the week and on weekends and experience the unsafe walking conditions. Drive the area and experience the challenge of what many people take for granted, pulling out of one's neighborhood.

This project has gone from a 3000 square foot warehouse to a major commercial operation. When does the county take the impact of the homeowner into consideration? I am against this expansion and I urge the Planning Board to consider the impact this project will have on our children's safety and the interruption to our normal daily lives.

Sincerely,

6/10/2005

Tom Basile
16013 Copen Meadow Drive
301-990-0898