

Good day Commissioners,

I am writing to express my opposition to waiving the 85% rule, which would allow St Charles Communities LLC to commence development within Piney Reach 3 while leaving the Village of Wooded Glen 29% complete.

I have friends in Fieldside neighborhood, in the Village of Wooded Glen, so I am aware of serious deficiencies that the developer has yet to address: faulty stormwater facilities, excessive gravel leftover from the development process, construction debris buried underground, etc. The developer needs to be held accountable for satisfactory completion of their current work before moving on to something else. Additionally, abruptly halting development in the Village of Wooded Glen further delays the turnover of several neighborhoods to their respective HOA's, depriving homeowners the autonomy of fully overseeing their communities and assuring quality upkeep of common areas.

Additionally, it is unwise to leave a project at such a low percentage of completion with the intent to get back to it, because we don't know what the future will hold. I am a homeowner and HOA Board Member in Worthington neighborhood, which has similar attributes to the St Charles Communities in question. Construction of our community center was approved by the County and subsequently put off for a decade, because that is what the head of Worthington LLC asked the County to do. Tragically, he passed away, and the project never came to fruition as approved. In fact, his successors used improperly altered plans to circumvent building the center altogether. Today we have an unfinished, deteriorating pole-barn pavilion despite a Stop Work Order being issued by the County three years ago. Unfortunately, the County was unable to prevent this from happening to Worthington homeowners, but today you can intercede to protect Village of Wooded Glen homeowners from the possibility of negative unforeseen circumstances.

Finally, the justification for waiving the 85% rule is not convincing, and doesn't demonstrate a true need or benefit to doing this. SCC states they would like to commence development in Piney Reach 3 mainly because it's adjacent to other development including Blue Crabs Stadium. The Village of Wooded Glen is actually much closer to Blue Crabs Stadium, so if this is part of the impetus why not continue work there? They further state that Piney Reach 3, due to its proximity to commercial parcels and such, is the "logical next progression for development in St. Charles." In my opinion the logical next progression for development in St. Charles would be to address the serious concerns homeowners have, finish the Village of Wooded Glen to at least 85%, then move on to another project.

In closing I do hope that you will deny this request.

Regards,

Ayana Moore