

## Carol DeSoto

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**From:** Thomasina Coates  
**Sent:** Wednesday, March 29, 2023 1:05 PM  
**To:** Carol DeSoto  
**Subject:** Fw: 85% Rule Waiver Opposition

This one too.

Regards,

*Thomasina*



**Thomasina O. Coates, M.S.**  
Commissioner, District 2  
Charles County Board of Commissioners  
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**From:** Gabriel Dinkins <gabriel.dinkins@yahoo.com>  
**Sent:** Wednesday, March 29, 2023 12:57 PM  
**To:** Ralph Patterson <PattersR@charlescountymd.gov>  
**Cc:** Thomasina Coates <CoatesT@charlescountymd.gov>; Amanda Stewart <StewartA@charlescountymd.gov>; Gilbert "B.J." Bowling <BowlingG@charlescountymd.gov>; Reuben B. Collins, II <CollinsR@charlescountymd.gov>  
**Subject:** 85% Rule Waiver Opposition

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My name is Gabriel Dinkins, and I am a resident of Fieldside Community, located in District 4. I am writing to you to ask the Charles County Board of Commissioner to deny Lennar's request to waive the 85% Rule that states, "no residential construction of any kind shall begin in the Village of Piney Reach until 85% of all residential construction in the Village of Wooded Glen has been completed". According to Lennar's own admittance, they are only 29% complete. Our HOA has been in consistent talks with Lennar and PGM about the conditions of our community. As you may already know, our community was built upon an old gravel mining area. Lennar has failed to provide adequate topsoil so that the plants, grass and stormwater facilities are stabilized. Since 2019, our HOA has asked for assistance which has been ignored. We have since already experienced two sinkholes and a landslide in one of our stormwater structures. The area where Lennar wants to move forward to begin building the Villages of Piney Reach Neighborhood #3, is similar to Fieldside. They, too, were also a Gravel Mining area. To approve a waiver to Lennar without examining the issues being experienced by Fieldside thoroughly and how to prevent this from happening to another community would be a grave misjustice. Before moving forward with granting Lennar a waiver, we ask that the county engage Lennar, the State of

Maryland, and the EPA to ensure that the proper soil stabilization methods comply and adequately work as designed. Not only will these erosion issues become too much for our community to bear, but the more significant fear is also that this will become an issue that may need county support, thus potentially becoming a tax burden if it is cost-prohibited by the HOA's funds. Fieldside has over 157 stormwater facilities, which can be pretty costly to maintain and repair due to erosion and failure of the adequate installation of these biosystems and proper maintenance before being turned over to the HOA. We appreciate your consideration and support of Fieldside.

Gabriel Dinkins  
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