

From: applications@charlescountymd.gov on behalf of [Charles County Government](#)
To: [Public Record](#)
Subject: *NEW SUBMISSION* Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes
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Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes

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Public Hearing Comment Form

Questions or More Information (301) 645-0555

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Are you:

Against Topic

Comment

Dear County Commissioners: I Oppose Docket 90 Amendment #22-90:Wooded Glen & Piney Reach Master Plan for the following reasons: 1. Change in Middle School site. The Gleneagles South homeowners were led to believe at the time of their home purchase that the Middle School would be in close proximity (next to the proposed elementary school). The Developer states they donated the land for the schools however residents paid a Fair Share School Construction Excise Tax which finances the new schools therefore homeowners will suffer an economic loss by moving the Middle School to a new location. This will allow the Developer to charge prospective homeowners in the yet to be built neighborhoods, a premium to live near a Middle School at the new location near the stadium. This allows the Developer to "double dip." The Developers reason for moving the school is there is not enough land to build two schools at the current location. A simple, sensible solution would be for the Developer to build less homes at the current location to accommodate the elementary and middle school at Gleneagles South. This is an example of the Developer taking advantage of tax paying residents in Charles County. 2. Waive the 85% Rule: NO residential construction of any kind shall begin in the Village of Piney Reach until 85% of all residential construction

has been completed in the Village of Wooded Glen. The 85% Rule is intended to assure the orderly and efficient extension of infrastructure and development activities within St. Charles, and to avoid “leapfrog” or “hopscotch” development where areas of a community are developed in a haphazard manner leaving wide expanses of undeveloped area, and creating among other things, an inefficient extension of public and private streets and utilities within the community. To leave Wooded Glen right now at ONLY 29% complete and develop at another location is abandoning one project for another. Please reserve our forest/land. DR

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Thank you,
Charles County, MD

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