

**From:** [Charles County Government](#)  
**To:** [Public Record](#)  
**Subject:** \*NEW SUBMISSION\* Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes  
**Date:** Thursday, May 18, 2023 11:41:40 AM

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### Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes

**Submission #:** 2443878  
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#### Public Hearing Comment Form

#### Questions or More Information (301) 645-0555

**Name**

Nicole Giddens

**Address**

5544 Wordsworth PL  
-, MD White Plains

**Phone**

3013255747

**Email**

negiddens4@gmail.com

**Are you:**

Against Topic

**Comment**

I have been a resident of the Stonehaven community since Oct 2019 and ask the Charles County Comm.to deny the approval of Docket 90 Amendment #22-90(22) relocating the middle school from the Villages of Wooded Glen Neighborhood #3 and waiving the "85% rule."There are approximately 100% more residential units in the Villages of Wooded Glen compared to the planned Piney Reach community.Per Charles County school construction excise tax (passed by the MD General Assembly in 2015) amortized over 10-years in our property tax (\$17,385 single house/\$17,392 townhome / \$14,554 multi-family dwelling), most of the property tax for school construction has been and will continue to be paid by the residents of the Villages of Wooded Glen.With the neighborhood population need, amount of property taxes paid, and Lennar's 2018 land acquisition(the largest in the county)there

is sufficient public records to request a revised masterplan that includes maintaining the middle school in the Villages of Wooded Glen. In terms of the "85% rule," the residents of Gleneagles, Stonehaven, Fieldside attended the April 25th public hearing as a united Villages of Wooded Glen neighborhood. Lennar has accumulated countless complaints from the residents spanning from rodent infestation in the walls of newly constructed homes, residents facing tax liens/tax property sales due to Lennar's unpaid construction taxes, neighborhood sink holes due to improper soil stabilization, and a community – my community – experiencing increased loitering and vandalism, lack of HOA financial transparency, and no timeline to giving Stonehaven residents control of the HOA. The issues are negatively impacting property value and quality of life. We propose at least 50% of the Highlands neighborhood is completed, an amendment to the masterplan to keep the middle school in Wooded Glen, a soil stabilization analysis is conducted in Stonehaven. Stonehaven has control of our HOA before Lennar is considered for a waiver of the 85% rule

**Upload File(s)**

[deny the approval of Docket 90 Amendment 22-90\(22\).pdf](#)

Thank you,

**Charles County, MD**

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