

**From:** [Charles County Government](#)  
**To:** [Public Record](#)  
**Subject:** \*NEW SUBMISSION\* Docket 90 & Villages of Wooded Glen & Piney Reach Master Plan Amendment Notes  
**Date:** Wednesday, June 14, 2023 5:35:10 PM

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

**Submission #:** 2504310  
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### **Public Hearing Comment Form**

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

**Name**

Tilmon Parker III

**Address**

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5383, White Plains 20695

**Phone**

(240) 481-2529

**Email**

til.parker08@gmail.com

**Are you:**

Against Topic

**Comment**

I have been a resident of the Stonehaven community since July 2021 and ask the Charles County Commissioners to deny the approval of Docket 90 Amendment #22-90(22) waiving the "85% rule." Lennar has accumulated countless complaints from Stonehaven residents spanning from rodent infestation in the walls of newly constructed homes (<https://wjla.com/news/local/noises-are-rodents-in-the-wall-jeff-mason-md-man-says-lennar-builders-responsible-for-mice-developers-exterminator-orkin-pest-control-health>), residents facing tax liens/tax property sales due to Lennar's unpaid construction taxes, increased loitering and vandalism (mostly non-Stonehaven residents), and minimal open space/gathering areas for pre-teens and teens. The issues are negatively impacting property value, public safety, and quality of life. The developer states in their letter to the planning commission that they are not

doing a “hopscotch” or “leapfrog” approach with this waiver request. It is difficult to understand this statement is true considering only 29% of Highlands is built and the number of construction and community safety complaints from Stonehaven residents. In addition to the developer being held accountable to complete me and my neighbors outstanding construction issues that are negatively impacting our property values, I propose the County Commissioners also ask the developer to support our public safety issues by installing signage: (1) Identifying the Stonehaven community (in alignment with the Highlands, Parklands, and Gleneagles communities); (2) No Trespassing, Drug Free Zone, Park Close at Dark (installed at every community common area including the playgrounds and clubhouse); and (3) Under Surveillance (around the Stonehaven clubhouse entrances) Additionally, I propose the developer identify a location along St. Charles Parkway to relocate the middle school, if a resolution to keeping the school in the Highlands community is not feasible. Thanks You, Tilmon P

**Upload File(s)**

Thank you,  
**Charles County, MD**

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