

From: [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

I have been a resident of the Stonehaven community since November 2021 and ask the Charles County Commissioners 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." St. Charles Community LLC/Lennar rationale to relocate the middle school from the Villages of Wooded Glen to Piney Reach includes there not being enough acreage available to erect two schools. School construction projects for this community has been a point of contention between the Commissioners and Lennar for at least five years. In 2018, the Commissioners approved an amendment to Docket 90 (C. Section VII, School Allocations) after Lennar agreed to reduce the number of dwellings to be built by 2,592 between the two communities and pay approximately \$4M over three years for school

construction infrastructure. In compromise, the county agreed to reduce the number of school allocations by 38% due to lack of public comments. At that time, Lennar purchased an additional 2.4K acres of commercial, industrial, and residential property (the largest land purchase in the county). 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 needed, amount of property taxes paid, and Lennar's 2018 land acquisition (the largest in the county), there are sufficient public records to request a revised master plan that includes maintaining the middle school in the Villages of Wooded Glen.

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Thank you,
Charles County, MD

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