**From:** Debra Krahling <[mocha-619@hotmail.com](mailto:mocha-619@hotmail.com)>   
**Sent:** Friday, March 8, 2024 5:27 PM  
**To:** Carol DeSoto <[DeSotoC@charlescountymd.gov](mailto:DeSotoC@charlescountymd.gov)>  
**Subject:** Comment

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Please find below the areas of my concern:

Debra Krahling

5800 River Road

Bryans Road, MD 20616

ZTA#21-165 top issues

\*Spot zoning

\*Bionet Tier 2

\*The Master Child - Senior Housing project is in the BR Sub-area Plan. That controversial plan cannot be implemented because it is inconsistent with the 2016 Comprehensive Plan.

\*2016 Comp plan - complete inconsistency regarding the WCD

\*Septic Tier map completer inconsistency - all area is tier 4

\*No traffic study

\*No study of the impervious impact on Mattawoman Creek.

\*No water study or stormwater impact study of on the Bionet 2 sensitive stream and land that would be disturbed. Laurel Branch, the north branch of Long Herring Run, is a wetland of special state concern.

\*The BR Sub-area plan is stalled because it is inconsistent with the Comprehensive Plan. For Charles County to make an exception for this proposal to break it out of the stalled controversial plan is, again, putting spot zoning in a costume and calling it by another name. This would be a ruinous precedent.

\* Applicant may have created a construction/ remodeling dump at the head of the little stream that would be most impacted by these densities. Rather the county should focus on clean up and public education on the importance of protection of our streams by government and citizens.