



CHARLES COUNTY GOVERNMENT
Economic Development Department

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Director

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May 10, 2024

Charles County Board of Commissioners
200 Baltimore Street
La Plata, MD 20646

Re: Proposed Amendment to Indenture - Docket 250, Villages at Swan Point

Dear Commissioners,

After thorough review of this request, the Economic Development Department is writing to offer our concurrence for the requested modifications to the zoning indenture known as Docket 250, proposed by Swan Point Development Company, LLC. The proposed modifications align with the approved General Development Plan for The Villages at Swan Point, ensuring the continued progress and vitality of this waterfront planned community (WPC). The flexibility provided by the General Development Plan, allowing for dwelling units ranging from single-family homes to multifamily apartments, demonstrates a thoughtful approach to accommodating diverse housing needs within the community. Additionally, the inclusion of a non-residential component presents exciting opportunities for economic and tourism development and community enrichment. The potential establishment of amenities such as an expanded marina, retail shops, educational facilities, recreational facilities, office space, or a hotel underscores the project's commitment to creating a vibrant and inclusive living environment. These amenities not only enhance the quality of life for residents but also contribute to the attractiveness of the community for visitors and potential investors.

Moreover, the location of this property within the Priority Funding Area reflects its strategic importance in leveraging public and private investment to support sustainable growth and development. By aligning with this designation, the proposed modifications to Docket 250 demonstrate a commitment to responsible land use practices and the efficient use of infrastructure resources.

It is crucial that the regulations governing this area remain adaptable to accommodate changes that have occurred over the past decade and align with current plans and opportunities for this phased development. Having thoroughly reviewed the proposal and the process undertaken by the Charles County Planning Commission, including the public hearing held on July 17, 2023, extended public comment period and the subsequent work session on October 16, 2023, we are confident in the thoroughness and diligence with which this matter has been approached. The engagement with stakeholders, including the submission of a memo summarizing the rationale for the proposed changes and a written response to public comments, underscores the commitment of Swan Point Development Company, LLC, to transparency and community involvement.



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In conclusion, the Department believes that the requested modifications to Docket 250 will be a catalyst for positive economic and tourism impact not just for The Villages at Swan Point but also the surrounding area. As the Director of Economic Development for Charles County, I recognize the importance of fostering an environment that supports responsible development initiatives while safeguarding the interests of our residents and businesses. The proposed modifications to Docket 250 strike a balance between progress and preservation, offering a framework that promotes economic vitality, environmental stewardship, and community well-being.

I urge the Commissioners to carefully review the merits of the proposed modifications and to consider approving the amendment in accordance with the recommendations of the Planning Commission.

Thank you for your attention to this matter, and I look forward to witnessing the continued progress of The Villages at Swan Point.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Robertson-Slagle".

Kelly Robertson-Slagle
Director of Economic Development

Cc: Deborah Hall, Acting County Administrator
Jenifer Ellin, Acting Deputy County Administrator
Wes Adams, County Attorney
Jason Groth, Acting Director, Department of Planning and Growth Management