

MEMORANDUM FOR THE RECORD

SUBJECT: Amendment to Docket 250 for the Villages at Swan Point Development

This memorandum details the amendments proposed to Docket 250, which pertain to the Villages at Swan Point Development, and includes my responses to each proposed change. I am adding a proposed to the amendment as it pertains to security surrounding the Villages of Swan Point and surrounding areas. Please include the establishment of security monitoring both private and public that will be permanently assigned to the area. As well as, emergency personnel.

1. Addition of Definitions for Time-Share Property and Fractional Ownership:

- **Response:** I support this change in wording.

2. Deletion of language “within a segment near Swan Village” related to the Habitat Corridor and Recreational Beach Usage:

- **Response:** No comment provided. More information is needed to describe the impact of this deletion.

3. Change in Shoreline Erosion Requirements:

- Proposal: Amend to state that shoreline stabilization shall conform to applicable County, State, and Federal regulations instead of requiring all eroding shorelines to be stabilized, preferably by vegetative means.

- **Response:** I support this change.

4. Change in Terminology from “Impervious Surface” to “Lot Coverage” Limitations:

- **Response:** I support this change.

5. Change in Stormwater Management Plan Requirements:

- Proposal: Refer to “Conceptual” vs. “Complete”.

- **Response:** I support this change with the following inclusion: Completion of stormwater requirements should not adversely affect existing Swan Point lot owners who have agreed to pay a portion of the cost for the county to begin their work. Swan Point residents should not bear any additional costs associated with the completion and upgrades of all stormwater repairs and upgrades as additional housing is built.

6. Modification of Transportation Improvements for Swan Point Road:

- Proposal: Removal of requirements for two (2) paved ten (10) foot wide shoulders from Riverside Drive to Maryland 257, twelve (12) foot wide paved bypass lanes at Woodland Point Road, and upgrades at the intersection of Swan Point Road and Maryland 257 to provide a dedicated north and south bound turning lane. Also, raising portions of Swan Point Road in low-lying sections prone to flooding.

- **Response:** Any modifications to transportation improvements should be in the best interest of the existing lot owners in Swan Point. Improvements should be made in accordance with expert recommendations (i.e. Hydrologists and/or Hydraulic Engineers) on water flow to avoid any dam-like effects that could result in costs for repairs and maintenance by SPHOA.

7. Removal of the Recreational Amenity Requirement for a New Pool and Bath House:

- **Response:** I reject this change. My recommendation is to replace the language with “upgrading the current pool and bath house”. Swan Point should reserve the right to review new pool requirements as usage and population increase.

8. Change in Recreational Amenity Requirements Regarding Phasing of Construction:

- **Response:** I reject this change. More information is needed as to what is being proposed in place of the change. Swan Point residence needs accessible amenities available before, during and after all phased in construction.

9. Addition of a Recreational Amenity Requirement for a 10-foot-wide Hard Surface Trail:

- Proposal: A trail along Swan Point Road from MD Route 257 to Riverside Drive.

- **Response:** I support this change. Include scheduled maintenance and responsibility.

10. Change in Consequences for Failure to Comply with Amended Indenture Conditions:

- Proposal: Amend the language from stating that failure to comply will cause zoning to revert to Agricultural Conservation (AC) zone to stating that it may cause a reversion, with a requirement for a hearing before the Charles County Commissioners before any reversion.

- **Response:** I support this change.

This memorandum serves to document my positions and recommendations on the proposed amendments to Docket 250 for the Villages at Swan Point Development.

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