

Carol DeSoto

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Sent: Tuesday, September 17, 2024 1:58 PM
To: Public Record
Subject: *NEW SUBMISSION* Docket 90 Amendment PDZA #24-90(23), Villages of Wooded Glen & Piney Reach Master Plan

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Docket 90 Amendment PDZA #24-90(23), Villages of Wooded Glen & Piney Reach Master Plan

Submission #: 3489942
IP Address: 108.56.246.175
Submission Date: 09/17/2024 1:58
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You have a new online form submission.

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Public Hearing Comment Form

Questions or More Information 240-776-6709

Name

Helena Hancock

Address

10356 Fortune Retreat Place
Bel Alton, MD 20611

Phone

(240) 299-8317

Email

Hhancock07@gmail.com

Are you:

Against Topic

Comment

I am writing to express my opposition to the proposed change allowing residential construction in the Village of Piney Reach, specifically Neighborhood 3, before 85% of construction in the Village of Wooded Glen has been completed. The "85% rule" was established to ensure that adequate infrastructure, including schools, is in place before further development proceeds. Currently, Wooded Glen is only 47% complete, meaning the area is still in the midst of its development, with significant demand on existing resources. Introducing additional residential construction in Piney Reach without the completion of necessary infrastructure in Wooded Glen, particularly educational facilities, would strain the local school system. We are already facing challenges with capacity and resources in our schools, and adding more residential units without addressing this issue will only exacerbate the problem. This rule was put in place to protect the community from precisely this kind of overextension. Changing it now undermines the original

intent and puts the quality of life for current and future residents at risk. It's essential that we maintain a measured, responsible approach to development, one that ensures all necessary infrastructure, especially schools, is in place before expanding further. I urge you to reject this proposed change and maintain the 85% rule as it was originally designed to safeguard our community's infrastructure needs.

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Thank you,
Charles County, MD

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