

## Carol DeSoto

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**From:** UNMONITORED ACCOUNT - DO NOT REPLY <no-reply@charlescountymd.gov>  
**Sent:** Monday, September 16, 2024 7:29 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 #:** 3488348  
**IP Address:** 174.196.130.147  
**Submission Date:** 09/16/2024 7:29  
**Survey Time:** 2 minutes, 44 seconds

You have a new online form submission.

Note: all answers displaying "\*\*\*\*\*" are marked as sensitive and must be viewed after your login.

#### Public Hearing Comment Form

#### Questions or More Information 240-776-6709

##### Name

Kenneth Yekstat

##### Address

129 Tall Grass Lane  
La Plata, MD 20646

##### Phone

##### Email

k.yekstat@gmail.com

##### Are you:

Neutral

##### Comment

I am in support of maintaining the 85% rule with respect to the Villages of Piney Reach. I commend the Planning Commission for their acknowledgement of public opposition to the waving of the 85% rule, and would urge the County Commissioners to commit to deliberate, methodical, and responsible development with frequent assessments based on the needs of Charles County and the sentiment of the community. I would also urge the County to use upcoming updates to the comprehensive plan to inform future stages of development in the St. Charles PUD, and commit to development that does not further contribute to suburban sprawl. Limit deforestation from clear-cutting and conserve the vanishing tree canopy in Charles County. Provide high-density, affordable housing with amenities that are accessible through walking or biking. Do not let the promise of "walkable communities" be diminished to a sidewalk leading to nowhere alongside a busy parkway, and ensure that the voices of the community outweigh those of companies with multi-billion dollar portfolios.

## Upload File(s)

Thank you,  
Charles County, MD

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