

Issues Concerning
Waiving the 85% Rule

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

I have lived in the same house in Waldorf for over 51 years. This was back when Piney Church Road was a rural, winding, two lane road, eastbound Billingsley Road stopped at Rt. 301, and before St. Charles Parkway was. My home is in a small subdivision off Piney Church Road, which is now being surrounded by St. Charles.

Issue #1 Dump Trucks

Building new homes requires moving dirt—lots of it. The dirt has to be moved by trucks. The dirt has to be dumped somewhere. Dump truck traffic has increased exponentially since the building craze started along Piney Church Road, Billingsley Road, and St. Charles Parkway. In the old days we called these dirt dump sites “Gravel Pits”. Today they are euphemistically known as “Land Reclamation Centers” and “Waste Management Services”.

There is a gravel pit apx 1,000' from my house. Dump trucks pulling out of the gravel pit heading south on Piney Church Road many times cross the center lines at the 4800 block of Piney Church Road (at the sharp curve in the road). There are many times when my wife and I have to steer clear of the center lines in the road (and ride to the far-right side of our lane) to avoid being hit by the dump trucks.

Also, there are many times dump trucks heading north on Renner Road cross Rt 5 south to make a left turn onto Rt 5 north to drive to another gravel pit cause backups in the median and Renner Road. It is frustrating sitting behind one or more dump trucks waiting for them to navigate this intersection.

By waiving the 85% Rule, dump traffic will increase by even more. If the zoning decision is to waive the 85% Rule, I ask the County to limit dump truck traffic. The developer could even create his own gravel pit to keep the trucks off county roads.

Issue #2 Economics

There are only so many dump trucks, carpenters, plumbers, roofers, electricians, etc in the area. Allowing the developer to open a new section while still building in the old section means even more dump trucks, carpenters, plumbers, roofers, electricians, etc will be needed. The economic rule of supply and demand will require the contractor to pay even more to these trades. Doing so will increase the cost of the houses to the buyers.

There is a reason the County adopted the 85% Rule.

Due to increased dump truck traffic and the higher homes costs associated with using scarcer resources, I ask the County to adhere to its 85% Rule.

Thank you.



Sidney O. Marcus
4830 Quade Circle
Waldorf, MD 20602

CURVE IN ROAD



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