

**Charles County Government
Department of Planning and Growth Management
Permit Document Receipt**

Section I

Document Title: Petition Support Papers, Planning Commission
Document Type: Other
Other Type: Docs for Planning Commission
Division: Planning
Notes:

Receipt#: 64180
Status: OPEN

Section II

Project Name: Support for School Allocation, Ch. 297,Sec. 258
Project Engineer: Cornel Posey
Total Fees Received: 0.0

Section III

Addressee:

Entered by Agent : greent 11/20/2020 14:49
Received by Agent:

RECEIVED
NOV 20 2020
PLANNING

Planny Office

34 public testimony for
APFO changes

Westwood Townes, LLC
204 Washington Ave.
La Plata, MD 20646
c/o Kent Chadwick
240-776-4085

20
November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Westwood Townes (XPN 15-0001)

Dear Commissioner Collins:

I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

My project, Westwood Townes, XPN 15-0001 was approved on January 11, 2016 by the Planning Commission. The subdivision is proposed to be 55 townhouses. The subdivision is located off of MD 228. It will be served by public water and public sewer.

This project is within the Development District and will supply much needed housing in an area of the county with adequate public facilities. In general, I support the proposed changes, and I commend the Planning Commission for attempting to correct the failed policies and practices of the past.

I would however suggest the following minor changes:

First, as currently written in Section VI.D.1., my 55-lot project would only be entitled to 25%, or 13 lots, in the first year. This section should be amended to specify a minimum number of lots, perhaps 25 lots. It is extremely difficult to engineer and construct roads and utilities for a small number of lots. This project will require auxiliary lanes on MD 228 which are very expensive, and it will be difficult to acquire bonding for this improvement with only 25% of the lots (13 lots).

Second, the statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to 3 years. This long 6-year waiting period creates a financial hardship for land owners and adds to the risk and uncertainty of such an undertaking. A preliminary plan is approved for 4 years, then must acquire a 4-year extension. If allocation is not granted until at least the 6th year, the developers are forced to request another 4-year extension. This is costly and causes delays and uncertainty.

In summary, I support the proposed changes to §297-258 and the APF Manual with the above modifications.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Kent Chadwick", with a long horizontal flourish extending to the right.

Kent Chadwick, Member
Westwood Townes, LLC

Hawksbury, LLC
P.O. Box 1588
La Plata, Maryland 20646
c/o Mark Mudd, Esq.
301.934.9541

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Shepherds Creek (XPN 14-0002)

Dear Commissioner Collins:

I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

My project, Shepherds Creek (XPN 14-0002) was approved on 10/29/2015 by the Planning Commission. The subdivision is 35 single family lots. The subdivision is located off US 301 near La Plata.

In general, I support the proposed changes, and I commend the Planning Commission for attempting to correct the failed policies and practices of the past. However, I respectfully suggest the following changes be made:

My project is 35 lots. As currently written in Section VI.D.1., I would only be entitled to 25%, or 8 lots, in the first year. This section should be amended to allow a larger number of lots, perhaps 25 or 30. It is extremely difficult to balance the cost of engineering and constructing roads and utilities for such a small number of lots.

Also, the statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to 3 years. A long waiting period creates a financial hardship for land owners and adds to the risk and uncertainty of such an undertaking. A preliminary plan is approved for 4 years, then must acquire a 4-year extension. If allocation is not granted until at least the 6th year, the developers are forced to request another 4-year extension. This is costly and causes delays and uncertainty. My project has already waited nearly 5 years, so I know first-hand the financial hardship this waiting period can cause. If left unchanged, I feel this will lead to more uncertainty for other developers and land owners in the future.

In summary, I support the proposed changes to §297-258 and the APF Manual with the above modifications.

I thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Mudd', written in a cursive style.

Mark Mudd, Esq.
for Hawksbury, LLC

James & Rosalie Hooper
P.O. Box 161
Bryantown, MD 20617
hooperassociates@verizon.net

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Cambridge Meadows (XPN 13-0006)

Dear Commissioner Collins:

We are writing to you to express our support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

Our project, Cambridge Meadows (XPN 13-0006) was approved four years ago by the Planning Commission on August 22, 2016. The subdivision is only 16 single family lots located off of Cracklingtown Road. Specifically, it is an extension of existing Pasture Lane within the Ridge Grove subdivision. There are 16 cluster lots and many acres of open space in this proposed neighborhood. Currently, Pasture Lane is a dead-end road. We believe that this portion of Ridge Grove is also waiting for school allocations which is the reason no houses have been built in this area.

We support the proposed ordinance with a couple if minor changes listed below, and we commend the Planning Commission for attempting to correct the failed policies and practices of the past.

The minor changes are as follows:

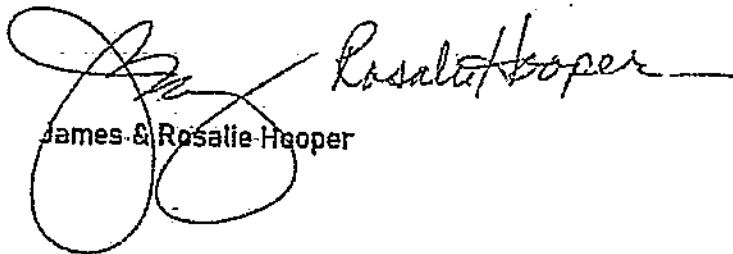
First, as currently written in Section VI.D.1., our 16-lot project would only be entitled to 25%, or 4 lots, in the first year. This section should be amended to allow a larger minimum number of lots, perhaps 25 lots, to receive allocations. It is extremely difficult to engineer and construct roads and utilities for only 4 lots at a time. This makes no sense.

Also, the statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to 3 years. This long 6-year waiting period creates a financial hardship for land owners and adds to the risk and uncertainty of such an undertaking. A preliminary plan is approved for 4 years, then must acquire a 4-year extension. If allocation is not granted until at least the 6th year, the developers are forced to request a 4-year extension. This is costly and causes delays and uncertainty.

In summary, we support the proposed changes to §297-258 and the APF Manual with the above modifications.

Thank you for your consideration.

Sincerely,

 Rosalie Hooper
James & Rosalie Hooper



ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

As a civil engineer actively engaged in serving clients in Charles County for over 30 years, I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

Lorenzi, Dodds & Gunnill has worked to prepare preliminary plans and plats to subdivide property for many years. A number of our clients' projects have been approved by the Planning Commission and have been sitting idle on the School Allocation Eligibility Waiting List since, some for as long as 15 years. This creates a great deal of uncertainty and in some cases hardship for many of our clients, especially those who are seeking to realize income for retirement or other necessity through subdividing their land.

The proposed changes to the policy will go a long way to provide a degree of certainty for our clients who find themselves on the wait list; however, we believe some minor modifications should be made to the proposed policy.

First, many of these projects tend to be small subdivisions of long-held family property with some infrastructure (roads, utilities, etc.) required. As currently written in Section VI.D.1., a project would only be entitled to 25% of its allocations, in the first year. For a project with say 12 lots, the result is 3 allocations. It would not be practical, or even feasible to engineer and construct roads and utilities for so few lots. This section should be amended to specify a minimum number of 25 allocations in the first year. Otherwise, the wait continues until enough allocations are available to move forward.

Second, the statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to specify

November 12, 2020
Charles County Commissioners
Page 2

3 years. A long 6-year waiting period creates a financial hardship for land owners and adds to the risk and uncertainty of such an undertaking. If allocation is not granted until at least the 6th year, a 4-year extension of plan approval is automatically necessary. This is costly for our clients and only adds to delays, risk, and uncertainty.

In summary, I support the proposed changes to §297-258 and the APF Manual with the above modifications.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "James C. Lorenzi". The signature is stylized with a large, sweeping loop for the letter "L" and a cursive "y" at the end.

James C. Lorenzi, PE

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am a local builder working in Charles County and have been building homes for over 29 years. I myself as well as all of my employees live in the Southern Maryland region. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,



Keith B. Litz
29433 Horse Range Farm Ln
Mechanicsville MD 20659

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Settle Woods (XPN 13-0005)

Dear Commissioner Collins:

As a life-long resident of Charles County, I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

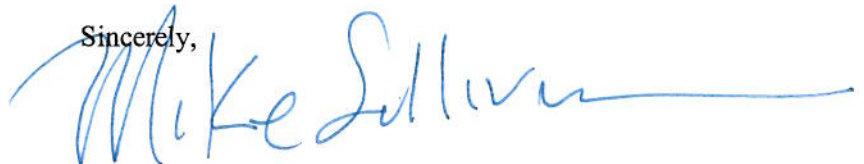
In general, I support the proposed changes, and I commend your attempt to correct the failed policies and practices of the past. However, I respectfully suggest the following changes be made:

As currently written in Section VI.D.1., a project would only be entitled to 25% of its allocations in the first year. This arrangement would be fine for larger subdivisions with over 100 lots, but does little for smaller projects which make up the majority of subdivisions processed each year in Charles County; it is not feasible to engineer and construct projects with only a handful of allocations available. This section should be amended to specify a minimum number of 25 allocations in the first year.

Second, the statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to specify 3 years. With original preliminary plan approvals lasting only 4 years, the need for a 4-year preliminary plan extension just to get to the 6-year mark is a costly nuisance.

Finally, I encourage the school board to make every effort to redistrict in order to better address the school capacity issue.

Sincerely,



Michael J. Sullivan
P. O. Box 7
Mount Victoria, MD 20661

Wilkerson Construction, Inc.

P. O. Box 406
Newburg, MD 20664

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

As a contractor and homebuilder working in Charles County for over 40 years, I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners Meeting.

Despite the events of 2020, the demand for new homes in Charles County remains steady. I have seen first-hand neighborhoods that are nearly built-out except for the handful of lots that remain lingering on the School Allocation Eligibility Waiting List. Some of these lots have been held up for 10 or more years. This weighs heavily on homeowners' associations that depend on dues for the upkeep and maintenance of the subdivision, with the burden falling mainly on the existing residents of the neighborhood who have to make up the cost difference for the unsold lots. The current allocation policy also creates a great deal of uncertainty for the developers who have spent a great deal of time and effort to build well-planned, desirable communities in Southern Maryland.

The proposed changes to the policy will help to alleviate this situation; however, I believe some minor modifications should be made to the proposed policy.

- 1) As currently written in Section VI.D.1., a project would only be entitled to 25% of its allocations, in the first year. For a relatively small subdivision, it would be impractical to engineer and construct roads and utilities for only a few lots. This section should be amended to specify a minimum number of 25 allocations in the first year - enough lots to get the project underway from a financial standpoint.
- 2) The statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to specify 3 years. A long 6-year waiting period only adds to the risk and uncertainty of the development process.

In addition to the above, I encourage the school board to make every effort to redistrict to address the school capacity issue to best use our teachers and other resources efficiently. I fully support of the proposed changes to §297-258 and the APF Manual with the above modifications.

Thank you.

Sincerely,



Wayne Wilkerson

G. Croft, LLC
102 W. Pennsylvania Avenue, Suite 102
Towson, MD 21204

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Henson Landing – 5 lots (XRS 14-0035)

Dear Commissioner Collins:

I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

On September 29, 2014, my engineer submitted a plat to create five (5) lots entitled "Henson Landing". The plat was reviewed under XRS 14-0035. These five (5) lots are proposed to access Henson Landing Road. The plat has been on the School Allocation Eligibility Waiting List for nearly six (6) years.

We are in full support of the proposed changes to §297-258 and the APF Manual. As we understand it, the proposed change to Section VI.D.3. would allow our project (less than 10 lots) to be granted allocation once the ordinance is adopted.

Thank you.

Sincerely,



Kent G. Croft, Manager
G. Croft, LLC

cc: Tim Lessner

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

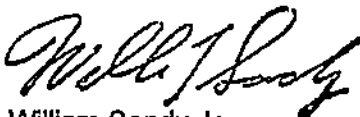
I am a local builder working in Charles County and have been building homes for over 20 years. All of my employees live in the Southern Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,



William Sandy Jr.
4230 Ray Dr.
La Plata, MD 20646

Bryans Road Corporation
P.O. Box 1588
La Plata, Maryland 20646

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Autumn Woods, 2 lots (XPN 04-0019)

Dear Commissioner Collins:

On behalf of Bryans Road Corporation, I am writing to you to express our support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

On September 29, 2014, our subdivision called Autumn Woods was approved by the Planning Commission under XPN 04-0019. All the lots have been recorded and houses have been constructed on them, except for two lots. These two lots have been on the School Allocation Eligibility Waiting List for nearly six years. The entire neighborhood is finished except for these two vacant lots. As we understand it, the proposed change to Section VI.D.3. would allow our project (less than 10 lots) to be granted schools seats so that the project can be completed.

We are in full support of the proposed changes to §297-258 and the APF Manual.

Sincerely,



Mark Mudd, President
Bryans Road Corporation

cc: Tim Lessner, LDG

Chadwick Companies, LLC
204 Washington Avenue, Suite 201
La Plata, MD 20646

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

In general, I support the proposed changes, and I commend the Planning Commission for attempting to correct the failed policies and practices of the past. I would however suggest the following minor changes:


First, as currently written in Section VI.D.1., a project would only be entitled to 25% in the first year. This section should be amended to specify a of 25 lots. It is extremely difficult to engineer and construct roads and utilities for a small number of lots.

Second, the statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to 3 years. This long 6-year waiting period creates a financial hardship for land owners and adds to the risk and uncertainty of such an undertaking.

In summary, I support the proposed changes to §297-258 and the APF Manual with the above modifications.

Thank you for your consideration.

Sincerely,


Laura Chadwick

David H. Posey & Associates
8500 Chapel Point Road
Port Tobacco, MD 20677

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

As a homebuilder working in Charles County for over 30 years, I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners Meeting.

Many of the subdivisions currently on the School Allocation Eligibility Waiting List have been held up for several years, preventing them from being completed in a timely manner. The current allocation policy increases risk and uncertainty for land developers and can create financial hardship for ordinary land owners attempting to provide for their families by subdividing and selling off property.

The proposed changes to the policy are a step in the right direction; however, some minor changes should be made to the proposed policy.

1) As currently written in Section VLD.1., a project would only be entitled to 25% of its allocations, in the first year. For a relatively small subdivision, it would be impractical to engineer and construct roads and utilities for only a few lots. This section should be amended to specify a minimum number of 25 allocations in the first year - enough lots to get the project started properly.

2) The statement in Section VI.D. that a subdivision must wait at least 6 years on the School Allocation Eligibility Waiting List to be subject to the transition provisions should be changed to specify 3 years. A long 6-year waiting period only adds to the risk and uncertainty of the development process. This also means a 4-year preliminary plan extension is inevitable, and ultimately adds to the cost of the project.

Thank you.

Sincerely,



David H. Posey

Richard Settle
345 Elsa Avenue
Waldorf, MD 20603
301-645-0171

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Settle Woods (XPN 13-0005)

Dear Commissioner Collins:

I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

Many years ago, my wife and I hired Lorenzi, Dodds & Gunnill, Inc. to prepare a preliminary plan to subdivide our property on Elsa Avenue. The preliminary plan called "Settle Woods" was approved by the Planning Commission on July 21, 2014 under XPN 13-0005. The preliminary plan was placed on the school capacity waiting list. The subdivision is only three lots, one of which has our house on it, so only two new lots are proposed.

My wife and I are in full support of the proposed changes to §297-258 and the APF Manual. As we understand it, the proposed change to Section VI.D.3. would allow our project (less than 10 lots) to be granted allocation once the ordinance is adopted.

Sincerely,


Richard Settle

cc: Tim Lessner, LDG

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Settle Woods (XPN 13-0005)


Dear Commissioner Collins:

As a real estate agent actively engaged in helping clients in Charles County and whose family has lived in Southern Maryland for many generations, I am writing to you to express my support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

Several years ago, my clients, Richard and Sheila Settle, engaged Lorenzi, Dodds & Gunnill to prepare a preliminary plan to subdivide their property on Elsa Avenue. The preliminary plan entitled "Settle Woods" was approved by the Planning Commission on July 21, 2014 under XPN 13-0005. The preliminary plan was placed on the school capacity waiting list. The subdivision is only three lots, one of which has their existing house. The remaining two new lots have been on the school allocation wait list now for over six years because of the capacity issue with Matthew Henson Middle School. I believe the Section VI.D.3. will allow the Settles' project (which is less than 10 lots) to be granted its allocation once the ordinance is adopted.

I encourage the school board to make every effort to redistrict to address the school capacity issue to best use our teachers and other resources efficiently. I fully support of the proposed changes to §297-258 and the APF Manual.

Sincerely,



F. Hill Slowinski
P. O. Box 13
Mount Victoria, MD 20661

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am a local builder working in Charles County and have been building homes for over 7 years. All of my employees live in the Southern Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large, require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,



Brad Mause
4945 Deliverance Pl
La Plata, MD 20646

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:


I am a local builder working in Charles County and have been building homes for over 30 years. All of my employees live in the Southern Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,

(Signature) 

Name DAVID L. PROHASKA T/A PRO CONTRACTORS
Address
City, State ZIP 7685 ELAINE CT.
 PORT TOBACCO, MD. 20677

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

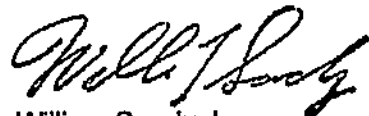
I am a local builder working in Charles County and have been building homes for over 20 years. All of my employees live in the Southern Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,



William Sandy Jr.
4230 Ray Dr.
La Plata, MD 20646



November 18, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am a real estate broker located here in Charles County and have had the pleasure of serving clients with their real estate needs in Southern Maryland for over 10 years. I was born in Charles County and have lived here my entire life.

Due to a shortage of home inventory, I have seen firsthand how difficult it is for buyers to find a home and many have turned to local builders for new construction. The real estate industry, locally and at large, requires a steady inventory of residential building lots in order to meet the demand and needs of our clients and buyers.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Mark L. Posey'.

Mark L. Posey

Post Office Box 2
Mount Victoria, MD 20661
Cell: 240-682-5462
Email: Mark@GreenmarkRealEstate.com

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am a local builder working in Charles County and have been building homes for over 20 years. All of my employees live in the Southern Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,

Michael Mona Jr.

Michael Mona Jr.
9350 Mona Farm Place
LaPlata, MD 20646

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am a local builder working in Charles County and have been building homes for over 20 years. All of my employees live in the Southern Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,



Brent W Compton
BW Compton Companies LLC
Compton Custom Homes
P.O. Box 225
Port Tobacco, MD 20677



MARRICK
PROPERTIES

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy

Dear Commissioner Collins:

I am a local builder working in Charles County and have been building homes for over _____ years. All of my employees live in the Southern-Maryland region, and I also reside in Charles County. Our jobs and the housing industry at large require a steady inventory of residential building lots.

Many years of planners and politicians promising to slow growth in the County has resulted in a short supply of buildable lots. Reliable, predictable school allocation to maintain availability of residential building lots is critical for our industry.

With this in mind, I urge you to approve the proposed changes to §297-258 and the APF Manual.

Thank you.

Sincerely,

Dale Bragunier
Comptroller

DB/bas

cc: Correspondence

Collins Family Investments, LLC
PO Box 1968
La Plata, MD 20646
c/o Leonard C. Collins, Jr.

November 12, 2020

Charles County Commissioners
c/o Clerk of Commissioners
200 Baltimore Street
La Plata, MD 20646

Attn: Reuben B. Collins, II, Esq., Commissioner President

Ref: Proposed Changes to §297-258 and the APF Manual – School Allocation Policy
Ridge Grove Estates – 8 lots (XPN 04-0026)

Dear Commissioner Collins:

I am writing to you to express our support of the Proposed Changes to §297-258 and the Adequate Public Facilities (APF) Manual – School Allocation Policy as presented at the October 20, 2020 Charles County Commissioners' Meeting.

Many years ago, Collins Family Investments developed the Ridge Grove Estates subdivision on Cracklingtown Road. The plan was approved under XPN 04-0026 on 6/6/2005. All but 8 lots are recorded. The roads are built and we have already provided the stormwater management for the roads and have met the Forest Conservation Ordinance requirements. The remaining 8 lots have yet to receive school allocation after more than 15 years on the waiting list. The president of the Ridge Grove Estates HOA testified at the 8/17/2020 public hearing that the home owners in Ridge Grove Estates are hopeful that school allocations will soon be granted to eliminate the vacant lots and to help with HOA dues.

We are in full support of the proposed changes to §297-258 and the APF Manual. As we understand it, the proposed change to Section VI.D.3. would allow our project (less than 10 lots) to be granted allocation once the ordinance is adopted.

Thank you.

Sincerely,


Leonard C. Collins, Jr.

11/18/2020

cc: Tim Lessner

Date: 11/19/2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Christy Mause

Address: 4945 Deliverance Pl.
La Plata, MD 20646

Christy Mause

Date: 11/18/2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Tim Lessner

Address: 14065 Flerlage Place
Waldorf MD 20601

(email) tlessner@ldgwaldorf.com

(cell) 301.751.3995

Date: 11/18/2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Melinda Murray

Address: 15435 Sorrel Ridge Ln.
Waldorf, MD 20601

Date: 11/18/2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Andrew J. Boock Andrew

Address: 8820 Cottongrass Street
Waldorf, Md. 20603

Date: 11-18-20

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Michael Holland

Address: 1112 Stone Ct. Waldorf, MD 20602

Date: 11/18/2020


I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Alexander J. Gawn

Address: 3903 58th Ave, Hyattsville MD 20784

Date: Nov. 18, 2020

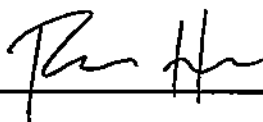
I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Gahr Lessner  _____

Address: 37981 George F. Drive
Mechanicsville, MD 20659

Date: 11/18/2020

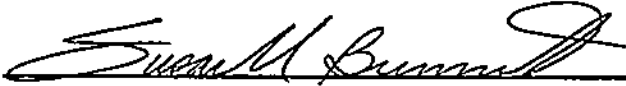
I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Rachel Hobbs  11/18/2020

Address: 3867 Eisenhower Ave
Alexandria, VA 22304

Date: November 18, 2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: 
Susan M. Brummitt

Address: 2824 Dundee Lane
Chesapeake Beach, Md 20732

Date: Nov. 18, 2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Sharon Melani J. McLean

Address: 4020 Seagate Sq.
Chesapeake Beach, MD 20732

Date: November 18, 2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Penny Slaughter

Address: 29 Glymont Road
Indian Head MD 20640

Date: Nov. 20, 2020

I support Charles County School Allocation proposed amendments to the Zoning Ordinance, Chapter 297 Section 258 of the Code of Charles County, Maryland.

Name: Beth L. Blackwood
Beth L. Blackwood

Address: 7172 Westfield Ct.
Alexandria, VA 22306