

CHARLES COUNTY GOVERNMENT
Guide to Understanding



Docket 90 Amendment #22-90(22)

Villages of Piney Glen and Wooded Reach

WHAT is this amendment all about?

- This amendment would change the master plan that is written for the neighborhoods ("villages") of Piney Glen and Wooded Reach, which are located in St. Charles.
- The St. Charles Planned Unit Development (PUD) consists of five (5) "Villages", including Wooded Glen and Piney Reach Villages. Each of the 5 Villages is subject to a Master Plan that guides land uses and development within those Villages. The Villages of Wooded Glen & Piney Reach have been, and continue to be, considered on one Master Plan (which can be found at : <https://bit.ly/Docket90Amendment>)
- The amendment requests three changes to the Master Plan:
 1. *Change in school location:* The plan currently has an elementary school and a middle school indicated in Wooded Glen Neighborhood #3 (Highlands Neighborhood) off St. Charles Parkway. This amendment would change the site of the middle school to Piney Reach Neighborhood #2 off Piney Church Road. The elementary school would remain within Wooded Glen Neighborhood #3.
 2. *Change in 85% Rule:* The amendment also proposes to waive the "85% Rule" in the Villages of Piney Reach Neighborhood #3. The "85% rule" states that no residential construction of any kind shall begin in the Village of Piney Reach until 85% of all residential construction has been completed in the Village of Wooded Glen. This change would allow residential construction to begin in the neighborhood of the Village of Piney Reach Neighborhood #3 even though Wooded Glen is only approximately 29% complete.
 3. *Elimination of Buffer Remediation Plan:* In 2018, Charles County requested that St. Charles Community LLC (the developer/applicant) create a Buffer Remediation Plan that improved a vegetated buffer (an area of trees and other vegetation that provides a screen to block the view of the development from the roadway) along MD 488 (La Plata Road). At this time, trees and other vegetation have regrown and naturally re-established the buffer; therefore, the plan for remediation (improvement) does not need to be implemented because the improvements occurred already.

WHY are the Board of County Commissioners considering this amendment?

- Developers are required to request approval from the Board of County Commissioners in order to make changes to a Master Plan. A Master Plan guides land uses and development of a specific area, and is agreed upon by the Developer and the Board of County Commissioners.
- The developer (St. Charles Community LLC) has made a request to revise the current Master Plan for the Villages of Wooded Glen and Piney Reach.
- Before the Board of County Commissioners makes a decision on the requested amendment, the Planning Division of Charles County Government develops a staff report that is shared with the Planning Commission.
- The Planning Commission held a public hearing on the proposed amendment and forwarded their recommendation to accept this amendment to the Board of County Commissioners.
- The Board of County Commissioners also has a public hearing (scheduled for March 28th and March 29th).

WHO does this amendment affect?

- This bill affects the general public, specifically residents in the Piney Glen and Wooded Reach neighborhoods.

WHEN is this amendment being discussed, voted on, and possibly enacted?

- This amendment will have a public hearing on Tuesday, March 28 (in-person) and March 29 (virtual), 2023.
- The Board of Charles County Commissioners may vote to accept the amendments at the close of the public hearing, or they may choose to schedule a final vote for a future meeting.

WHERE can I go to learn more?

- You can view the proposed amendment here : <https://bit.ly/Docket90Amendment>
- You can attend the public hearings about this amendment:
 - **Attend in person on Tuesday, March 28, 2023:** the Charles County Government Building (200 Baltimore Street, La Plata, MD 20646)
 - **View the meeting virtually on Wednesday, March 29, 2023:** There are a variety of viewing/streaming options including livestream available at www.CharlesCountyMD.gov/CCGTV.
 - **View the recording at a later time:** Public hearings are recorded and posted online at: www.CharlesCountyMD.gov/VOD.

HOW can I share my opinion and hear from other residents, speakers, and the Commissioners?

Individuals or representatives of groups wishing to make oral or written comments are encouraged to attend the hearing and can submit comments in the following ways:

- **Comment In-person:** Speaker sign-up will begin 30 minutes prior to the hearing on March 28th at the Charles County Government Building (200 Baltimore Street, La Plata) and will end at the commencement of the hearing.
- **Comment Virtually:** Call 240-776-6709 between 8:00 a.m. on March 28 to 4:00 p.m. on March 29, 2023, to register to speak. Once registered, individuals will receive a virtual link to join the meeting. Virtual public comments will be heard between 6 p.m. and 9 p.m. on March 29. If you are not available to speak when you are called, we have the right to move on to the next caller. Each speaker will be allotted three minutes to speak.
- **Provide Written or Voicemail Comments:** Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted starting at 8:00 a.m. on Friday, March 10, 2023, and end at 5:00 p.m. on Wednesday, March 29, 2023:
 1. **Electronic comments** can be submitted online at: www.CharlesCountyMD.gov/Government/Public-Comments (select the Bill you are commenting on)
 2. **Leave a voicemail** (recorded message) by calling 301-645-0652
- **Postal Mail/Hand Delivery:** Comments sent by mail or delivery must be received no later than March 28, 2023 to:

Commissioners of Charles County
200 Baltimore Street
La Plata, Maryland 20646

Individuals with special needs may call the Commissioners' Office at 301-645-0550 or Maryland Relay Service TDD 7-1-1 (1-800-735-2258). Additional questions or concerns may be directed to Heather Kelley,

Department of Planning & Growth Management, 301-645-0592 or
KelleyH@CharlesCountyMD.gov