

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

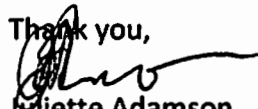
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,



Juliette Adamson  
6485 Indian Head Highway  
Indian Head, MD 20640

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

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Dear Planning Commissioners of Charles County:

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While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

*E. Adamson*  
Esther Adamson  
6485 Indian Head Highway  
Indian Head, MD 20640

**From:** [Alexia Austin](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:55:27 AM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

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The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.  
Thank you,

Alexia Austin-Love  
18007 Rob Roy Ln. Accokeek, MD 20607

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646  
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

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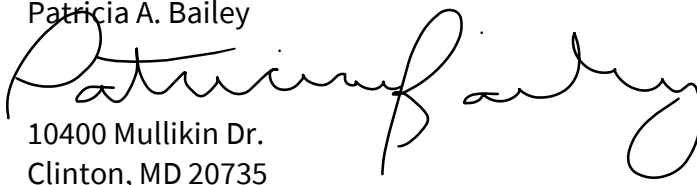
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Patricia A. Bailey

A handwritten signature in black ink, appearing to read "Patricia A. Bailey", written over the printed name and address.

10400 Mullikin Dr.  
Clinton, MD 20735

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646  
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

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While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Bernice Bailey-Simmons



10400 Mullikin Dr.  
Clinton, MD 20735

**From:** [Denise barlow](#)  
**To:** [Planning Commission](#)  
**Subject:** Subject Line: Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 7:58:43 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

<Insert Your Name>Denise Barlow

<Insert Your Address>800 Southern Avenue apt 309  
Washington DC 20021

**From:** [Katherine Battle](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 10:50:22 AM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

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While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Yours Respectfully,

Katherine Battle

2204 Wintergreen Avenue



District Heights, Md 20747

**From:** [Linda Beckett](#)  
**To:** [Planning Commission](#)  
**Subject:** ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
**Date:** Wednesday, July 19, 2023 11:19:09 AM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

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Dear Planning Commissioners of Charles County:

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While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Linda Beckett  
3931 Wintergreen Pl, Waldorf, Md. 20602

**From:** [Zakiya Haden](#)  
**To:** [Planning Commission](#)  
**Subject:** : Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 11:56:44 AM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

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Dear Planning Commissioners of Charles County:

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While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Zakiya Haden

13105 Hunters Ridge Lane

Bowie, MD 20721

**From:** [Antoinne B](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Tuesday, July 18, 2023 8:51:22 PM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

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The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Antoinne Beidleman

4605 Running Deer Way, Bowie, MD 20720

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Mr. Antoine Beidleman, M.Ed  
Adjunct Professor  
Council of University System Staff, Member-at-Large  
Adelphi Staff Advisory Council, Chair  
Board of Regents Staff Award Committee

**From:** [Calvin Beidleman](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:41:34 AM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Calvin Beidleman  
14100 Farnsworth Ln, Upper Marlboro, MD 20772

**From:** [Roberta Brannon](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 8:23:01 PM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.  
Thank you,

Roberta Brannon

1736 Tulip Ave

Forestville, MD 20747

**From:** [Rick/Toni Brown](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 2:31:14 PM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

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Thank you,

Toni Doctor Brown

Brinkley Road, Temple Hills, MD 20748



**From:** [OACT101 Collins](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 2:02:19 PM

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Dear Planning Commissioners of Charles County:

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Thank you,

Ontario Collins  
Master Child Church Member  
2514 Edfeldt Drive  
District Heights, Md 20747

From: [Julia Corbett](#)  
To: [Planning Commission](#)  
Subject: Planning Commission for Senior Housing Complex  
Date: Saturday, July 22, 2023 10:04:18 PM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

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This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.  
Thank you,

<Insert Your Name> Mary-Boyd Chavis

<Insert Your Address> 7605 Jaywick Avenue  
Fort Washington, Md 20744

JuliaMae Corbett  
7609 Jaywick Avenue  
Fort Washington, Md 20744

[View Our Sample Letter](#)

**From:** [peaches cream](#)  
**To:** [Planning Commission](#)  
**Subject:** Senior Housing Complex  
**Date:** Sunday, July 23, 2023 12:47:43 PM

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

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The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Gloria Covington  
2164 Duckwalk Court, Waldorf MD, 20602

**From:** [Cynthia Douglas](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Monday, July 24, 2023 5:55:35 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Cynthia Douglas

3915 23rd Parkway

Temple Hills Md 20748

**From:** [jody drummond](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 2:41:22 PM  
**Attachments:** [IMG\\_2303.PNG](#)  
[IMG\\_2304.PNG](#)

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2:24

 5G 

 masterschild.org

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing  
Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being  
proposed under ZTA 22-173.

The focus on senior housing could not be more  
urgent. The County's 2018 report on affordable  
housing concluded, "Charles County will need 1,823  
additional affordable housing units by the years

2025, or 228 units per year for each of the next eight years.”[1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, “The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is ~~recommended that~~ a senior living

2:25


5G

masterschild.org

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can

balance the desires and needs of the Bryans Road community. This draft plan specifically states, “The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master’s Child Church (formerly St. Mary’s Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the 

County. Again, I fully support this project.  
Thank you,

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[Sent from Yahoo Mail for iPhone](#)



**From:** [Vanessa Elbert](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:43:59 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

*Vanessa Elbert*

3765 Tarrington Place,

White Plains, MD 20695

**From:** [Denise Stomans](#)  
**To:** [Planning Commission](#)  
**Subject:** ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
**Date:** Friday, July 21, 2023 7:07:18 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Deacon Cornell Epps and Debbie Epps  
Stonehaven Lane, Bowie Maryland



***Friendship Church Outreach Ministry, Inc.***  
**5252 Addison Rd, Chaple Oaks, MD. 20743; 301-386-5071**

July 19, 2023

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

*Bishop Bonnie Hunter*

Bishop Bonnie Hunter  
Presiding Prelate

**From:** [Patricia Frye](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:29:09 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Patricia Frye  
5108 Garibaldi Place, Waldorf, Maryland 20603

**From:** [Johnnesha Garrett](#)  
**To:** [Planning Commission](#)  
**Subject:** PUBLIC COMMENT FOR ZTA 22-173  
**Date:** Wednesday, July 19, 2023 12:10:49 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Sharon Garrett

4264 East Capitol Street Ne #102

Washington, DC 20018

**From:** [Sabrina Gillison](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:57:13 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Sabrina Gillison  
2615 Monroe St NE  
Washington, DC 20018

**From:** [Edward Gillison](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Sunday, July 23, 2023 8:57:19 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Edward Gillison  
2615 Monroe St NE  
Washington, DC 20018



**From:** [Angel Green](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Thursday, July 20, 2023 2:57:47 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Angel Green  
906 Hall Station Drive Unit 102 Bowie, MD 20721

**From:** [Michelle Cruz](#)  
**To:** [Planning Commission](#)  
**Subject:** Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
**Date:** Wednesday, July 19, 2023 9:33:57 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Michelle Hall  
5000 Waverly Lane Apt 645  
Owings Mills, Md. 21117

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

**From:** [latanya harris](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Thursday, July 20, 2023 11:46:54 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

LaTanya Matthews

422 Oakwood Street SE

Washington, DC 20032

**From:** [Zakiya Haden](#)  
**To:** [Planning Commission](#)  
**Subject:** : Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 11:56:44 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Zakiya Haden

13105 Hunters Ridge Lane

Bowie, MD 20721

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

*Samuel Henderson - 3605 Minnesota Ave, Washington, DC 20019*  
*MEC*  
c/o 6485 Indian Head Highway  
Indian Head, MD 20640

**From:** [Gary C. Hicks, Sr.](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA22-173  
**Date:** Wednesday, July 19, 2023 10:43:38 AM  
**Attachments:** [drawing 2.png](#)

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Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

)  
This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.  
Thank you,

**From:** [Lauren Hillian](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Tuesday, July 18, 2023 9:28:24 PM

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**[External Content Warning]** This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Dear Planning Commissioners of Charles County:

**I fully support the Senior Housing Complex being proposed under ZTA 22-173.**

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, **"Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."**<sup>[1]</sup> The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. **Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).**

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.



Respectfully,

Lauren Hillian

PO BOX 1691

Alexandria, VA 22313

**From:** [The House of Hope Praise Ministries](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:04:55 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Nelson White

5552 Old Colony Ct

White Plains, MD 20695

**From:** [nisaac11@verizon.net](mailto:nisaac11@verizon.net)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Tuesday, July 25, 2023 12:44:12 PM

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**[External Content Warning]** This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Natasha Isaac  
15911 Bishopstone Terrace  
Upper Marlboro, MD 20774

**From:** [Trinetta Leake](#)  
**To:** [Planning Commission](#)  
**Subject:** ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
**Date:** Wednesday, July 19, 2023 9:27:35 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Shanta Leake-Cherry

**From:** [Rena Lee](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comments for ZTA-22-173  
**Date:** Wednesday, July 19, 2023 2:23:56 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Rena Lee  
6126 Rose Bay Drive  
District Heights, MD 20747

**From:** [Charles County Government](#)  
**To:** [Planning Commission](#)  
**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Wednesday, July 19, 2023 12:47:26 PM

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#### **Planning Commission Public Comment and Speaker Registration Form**

**Submission #:** 2576926  
**IP Address:** 73.129.51.235  
**Submission Date:** 07/19/2023 12:47  
**Survey Time:** 3 minutes, 46 seconds

You have a new online form submission.

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

#### **Please Choose One:**

Submit a Public Comment

#### **Read-Only Content**

**Please Note: Information submitted is considered public information under the Maryland Public Information Act.**

#### **Agenda Items**

Open Record Item - Please Choose From Dropdown List Below

#### **Open Record Items for Public Comment**

ZTA 22-173, Independent Living Senior Housing Complex - Record Closed 7/27/2023 4:30 p.m.

#### **Name**

Alethia Marble

#### **Address**

223 Buckeye Cir  
La Plata, MD 20646-4347

#### **Phone**

(240) 533-6444

#### **Email**

marbleal998@gmail.com

#### **Comment**

Commissioners of Charles County 200 Baltimore Street LaPlata, MD 20646 Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments Dear Planning Commissioners of Charles County: I fully support the

Senior Housing Complex being proposed under ZTA 22-173. The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County. While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea). The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project. Thank you,

**Upload File(s)**

Thank you,  
**Charles County, MD**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

**From:** [Kimberly Barrett-Matthews](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA22-173  
**Date:** Wednesday, July 19, 2023 9:50:56 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Kimberly Barrett Matthews  
4903 Glassmanor Dr.  
Oxon Hill, Maryland 20745

Have a GREAT day on purpose



**From:** [Sylvia J. Matthews](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Friday, July 21, 2023 12:49:17 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Sylvia J. Matthews. PhD  
5445 Woodland Blvd  
Oxon Hill, Maryland 20745

**From:** [Capria McClearn](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Tuesday, July 25, 2023 11:32:28 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Capria McClearn  
5571 Musselburgh Lane  
White Plains, MD 20695

**From:** [SM M](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Tuesday, July 25, 2023 12:18:30 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Hello Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173. The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you.

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

Samuel McClearn, Sr.  
5571 Musselburgh Lane  
White Plains, MD 20695

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,  
*Demetria McCoy*

4392 Eagle Court  
Waldorf, MD, 20603

**From:** [McSwain, Chareese](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Thursday, July 20, 2023 3:04:27 PM  
**Importance:** High

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Chareese L. McSwain  
854 Lake Shore Dr  
Bowie MD, 20721

**Respectfully,**

**Chareese L. McSwain**  
**Health Systems Specialist**  
**Office of Quality Management (17QM)**  
**VHA Credentialing and Privileging Office (17QM6)**  
**810 Vermont Ave, NW**  
**Washington, DC 20420**  
**VA Cell/Office: (202) 560-7336**  
**E-mail: [Chareese.McSwain@va.gov](mailto:Chareese.McSwain@va.gov)**

**From:** [Mioshia Myers](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 10:06:53 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Mioshia Myers  
11451 Westmont Ct, Waldorf, MD 20602

God has the protection for the infection from the injection.♡ ♡

**From:** [Kevin Pritchett](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 10:08:59 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Kevin Pritchett

3101 S Declaration Ct Waldorf, MD 20603



**From:** [Teresa Pritchett](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:55:45 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Teresa Pritchett

3101 S Declaration CT Waldorf, MD 20603

**From:** [Queen, Duchess \(FAA\)](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:39:02 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Duchess Queen  
6167 Humpback Whale Court  
Waldorf, MD 20603

**From:** [Mynaia Rawls](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 9:29:57 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Mynaia Rawls

8105 Oakwood Drive

Clinton, MD 20735

**From:** [Renee Rawls](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 5:27:58 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Respectfully,

*Renee' Rawls*  
8105 Oakwood Dr  
Clinton, MD 20735

Positive Emotions Fuels Resilience, be the best version of **YOU!!**

**From:** [Rawls, Michael](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 12:38:33 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173. The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County. While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea). The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project. Thank you,

Mr. Michael Rawls, Sr.  
8105 Oakwood Drive  
Clinton, MD. 20735

**Confidentiality Notice:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

**From:** [Carolyn Roberts](#)  
**To:** [Planning Commission](#)  
**Subject:** I support Independent Senior Living  
**Date:** Wednesday, July 19, 2023 9:02:53 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Carolyn Roberts

534 Opus Avenue Capitol Heights Maryland 20743

Dear Planning Commissioners of Charles County:

**I fully support the Senior Housing Complex being proposed under ZTA 22-173.**

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, **"Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years."**<sup>[1]</sup> The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. **Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).**

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Respectfully,

Cheryl S. Robinson

A handwritten signature in cursive script that reads "Cheryl S. Robinson".

6485 Indian Head Highway

Indian Head, MD 20640

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646  
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

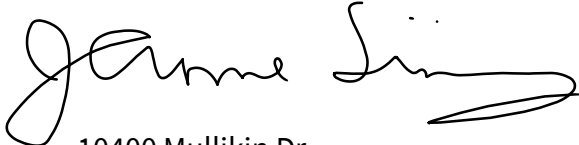
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA. This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Jerome Simmons Jr.

A handwritten signature in black ink, appearing to read "Jerome Simmons Jr.", with a stylized, flowing script.

10400 Mullikin Dr.  
Clinton, MD 20735



**From:** [Toni Smith](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Thursday, July 20, 2023 6:22:35 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the year 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need, especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Antoinette Smith  
4003 23rd Pkwy #12  
Temple Hills MD 20748

**From:** [Stacey Smith-Collins](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Friday, July 21, 2023 2:58:30 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Stacey Smith-Collins  
2514 Edfeldt Drive

District Heights, MD 20747

**From:** [Verngina Smith](#)  
**To:** [Planning Commission](#)  
**Subject:** ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
**Date:** Wednesday, July 19, 2023 9:20:07 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Verngina Smith  
2309 Gaylord Dr.  
Suitland, MD 20746

**From:** [Carmen A. Starks](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comments for ZTA 22-173  
**Date:** Sunday, July 23, 2023 10:40:34 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Carmen A. Starks.                      53 V St NW,                      Washington, DC 20001

**From:** [Corey Upchurch](#)  
**To:** [Planning Commission](#)  
**Subject:** Re: ZTA 22-173 Independent Living Senior Housing Complex- Public Comments  
**Date:** Wednesday, July 19, 2023 3:32:28 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the year 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need, especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Corey Upchurch

3705 Aster Ridge Court  
District Heights, MD 20747

**From:** [art vincent](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Sunday, July 23, 2023 12:56:56 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Cynthia Grant Vincent

7104 White Pearl Place

Capital Heights, MD 20743

**From:** [Veronica Walker](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 10:13:09 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.  
Thank you and have a great day on purpose.

*Veronica Dawson Walker, MPA, M. Ed.*  
*17209 Brookmeadow Lane*  
*Upper Marlboro, MD 20772*

**From:** [Tymmi Wesley](#)  
**To:** [Tymmi Wesley](#); [Planning Commission](#)  
**Subject:** Re: ZTA 22-173 Independent Living Senior Housing Complex  
**Date:** Wednesday, July 19, 2023 10:40:22 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Tymmi wesley

5059 kimi gray ct se

Wdc



**From:** [Ebony Wiggins](#)  
**To:** [Planning Commission](#)  
**Subject:** ZTA 22-173 Independent Living Senior Housing Complex – Public Comments  
**Date:** Wednesday, July 19, 2023 9:28:08 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Ms. Ebony Wiggins

**From:** [Larry Williams](#)  
**To:** [Planning Commission](#)  
**Subject:** Public comment for ZTA 22-173  
**Date:** Thursday, July 20, 2023 8:21:42 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Larry C. Williams  
9901 New Orchard Drive

Upper Marlboro, Md 20774

**From:** [Andre Williams](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Tuesday, July 25, 2023 12:37:33 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Andre Williams

15911 Bishopstone Terrace

Upper Marlboro, MD 20774

**From:** [Gina Williams](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Thursday, July 20, 2023 9:33:17 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Regina Williams

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Sent from Gmail Mobile

**From:** [Vera Williams](#)  
**To:** [Planning Commission](#)  
**Subject:** Independent Living Senior Housing Complex  
**Date:** Thursday, July 20, 2023 6:52:28 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Vera R Williams

9901 New Orchard Drive

Upper Marlboro, Md 20774

**From:** [vickey.williams09@gmail.com](mailto:vickey.williams09@gmail.com)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Monday, July 24, 2023 8:21:42 AM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Victoria L. Williams  
9901 New Orchard Dr  
Largo, Md 20774

Sent from my iPhone

**From:** [Ericka Winters](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for ZTA 22-173  
**Date:** Wednesday, July 19, 2023 5:38:55 PM

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**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I, Ericka Winters fully support the Senior Housing Complex being proposed under ZTA 22-173.

The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,

Ericka Winters

4021 Night Heron Ct. Apt. C

Waldorf, MD 20603

**From:** [Charles County Government](#)  
**To:** [Planning Commission](#)  
**Subject:** \*NEW SUBMISSION\* Planning Commission Public Comment and Speaker Registration Form  
**Date:** Monday, June 26, 2023 7:02:33 PM

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**[External Content Warning]** This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

#### Planning Commission Public Comment and Speaker Registration Form

**Submission #:** 2528576  
**IP Address:** 172.58.187.248  
**Submission Date:** 06/26/2023 7:02  
**Survey Time:** 9 minutes, 8 seconds

You have a new online form submission.

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

#### Please Choose One:

Submit a Public Comment

#### Read-Only Content

**Please Note: Information submitted is considered public information under the Maryland Public Information Act.**

#### Agenda Items

Open Record Item - Please Choose From Dropdown List Below

#### Open Record Items for Public Comment

No Open Records at this Time

#### Name

Chris Dudley

#### Address

6535 Matthews Rd  
Bryans Road, MD 20616

#### Phone

(301) 848-1007

#### Email

ccdudley@rocketmail.com

#### Comment

I urge denial of ZTA 22-173. Such facilities need to be located with unimpeded access to medical facilities. Recurrent flooding of county and state roads prevents such access on a regular prolonged basis. Such projects should be



located closer to fully equipped hospitals with 24/7 access.

**Upload File(s)**

Thank you,

**Charles County, MD**

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## CONSERVANCY for Charles County, Inc.

June 26, 2023

Re: Planning Commission Hearing on ZTA 22-173

Good evening. My name is Hal Delaplane of 10645 Village Drive, La Plata, and I am speaking on behalf of the Conservancy for Charles County.

The purpose of Zoning Text Amendment 22-173 is to create a new land use within the Watershed Conservation District (WCD) to allow an independent living senior housing complex that would be exempt from the WCD's residential density and impervious surface restrictions. The proposed action would be located on a 20-acre site on Indian Head Highway previously owned by St. Mary's Star of the Sea Church and School.

The property borders the 208-acre Pomonkey Forest, a county-owned conservation area protected by a conservation easement held by the Conservancy for Charles County. A stream crosses the parcel and enters Mattawoman Creek about a mile away near the limit of tide.

The proposed number and density of dwelling units is unclear and appears open-ended. Read one way, the plan could be for 96 or more dwelling units on 3 or more acres, a 640-fold increase in housing density. Requesting an exemption from the impervious surface restriction to allow up to 45 percent impervious surface would allow an increase of more than 500 percent.

At a more appropriate site, a development such as this would be welcomed for helping meet a serious social need; located here, a short downhill run to the tidal Mattawoman, it could well be the final nail in its coffin.

The WCD was included in the 2016 Comprehensive Plan with the support of thousands of citizens; to date, it is the only thing in the Plan that has been codified. At this point, it should not be necessary to revisit the importance to the county and to the Bay of protecting the WCD's resources, yet here we are again testifying against another assault nibbling away at it like feeding ducks. It is perpetually open season on the WCD for anyone with a scheme to locate a project within its boundaries. I ask the Planning Commission to please do the right thing and vote this proposed Zoning Text Amendment down.

Hal Delaplane, President



**From:** Jenith Dekle <[jvsdekle@hotmail.com](mailto:jvsdekle@hotmail.com)>  
**Sent:** Wednesday, July 19, 2023 3:04 PM  
**To:** Planning Commission <[PlanningCommission@charlescountymd.gov](mailto:PlanningCommission@charlescountymd.gov)>  
**Subject:** Public Comment for ZTA 22-173

**[External Content Warning]** This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646  
Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173. The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,  
Jenith Dekle  
3101 South Declaration Ct Waldorf, Md 20603

**From:** truthhurts95 <truthhurts95@aol.com>  
**Sent:** Wednesday, July 19, 2023 1:04 PM  
**To:** Planning Commission <PlanningCommission@charlescountymd.gov>  
**Subject:** Public Comment for ZTA 22-173

**[External Content Warning] This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Commissioners of Charles County  
200 Baltimore Street  
LaPlata, MD 20646

Re: ZTA 22-173 Independent Living Senior Housing Complex – Public Comments

Dear Planning Commissioners of Charles County:

I fully support the Senior Housing Complex being proposed under ZTA 22-173. The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress to meet this dire need especially for the most vulnerable citizens of Charles County.

While the draft Bryans Road Sub-Area Plan is underway, I believe this plan offers a balanced framework for continued discussions to determine an appropriate level of development that can balance the desires and needs of the Bryans Road community. This draft plan specifically states, "The recommended development envelope for South End consists of approximately 60 acres in three small pockets, although it is likely that only 40 acres could be built upon. Along MD 210 just north of Laurel Road, it is recommended that a senior living community be permitted on approximately 20 acres of property owned by the Master's Child Church (formerly St. Mary's Star of the Sea).

The proposed site for this project will allow seniors access to many of the goods, services, and activities the residents will need in addition to the onsite resident services that will be available to them. This proximity is an important part of the proposed use and its intended location. The land is already cleared and sits at the top tier of a linear wetland and is in the higher elevations of the WCD zone – no impact to any RPZ is being proposed under this ZTA.

This project will be one step closer to narrowing the gap of the affordable housing shortage in the County. Again, I fully support this project.

Thank you,  
Petrina Nelson  
Fort Washington, MD. 20744