

Commissioners of Charles County
200 Baltimore Street
LaPlata, MD 20646

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

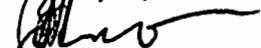
Dear Planning Commissioners of Charles County:

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

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,

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:

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,

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

Dear Planning Commissioners of Charles County:

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

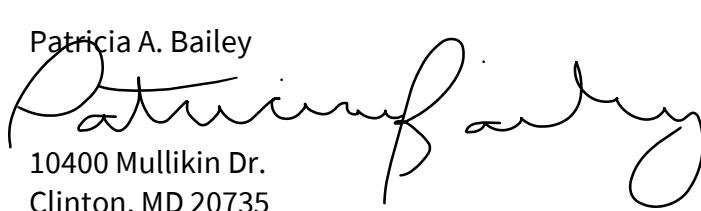
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress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

Patricia A. Bailey



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:

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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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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,

<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

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,

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

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,

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

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,

Antoinne Beidleman

4605 Running Deer Way, Bowie, MD 20720

--

Mr. Antoinne 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

Dear Planning Commissioners of Charles County:

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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

Dear Planning Commissioners of Charles County:

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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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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,

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:

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.

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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,

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

Dear Planning Commissioners of Charles County:

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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

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

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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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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,

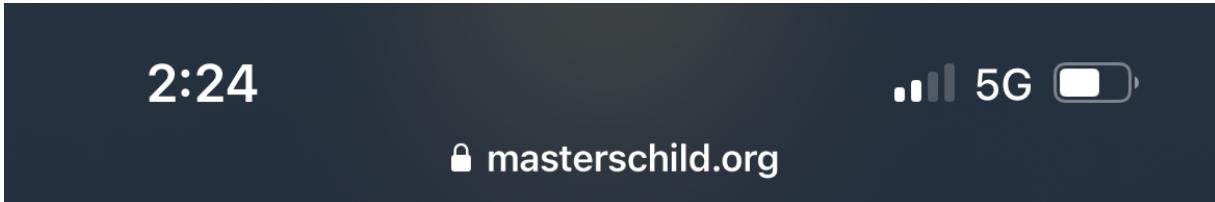
Cynthia Douglas

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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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,



[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

[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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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

[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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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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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,

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

[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.

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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,

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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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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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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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.

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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,

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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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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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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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)."

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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,

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.

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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,

Samuel Henderson - 3605 Minnesota Ave, Washington, DC 20019
6485 Indian Head Highway
Indian Head, MD 20640
MOC

Ch

From: [Gary C. Hicks, Sr.](#)
To: [Planning Commissioners](#)
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.

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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,

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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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,

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

[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
To: [Planning Commission](#)
Subject: Public Comment for ZTA 22-173
Date: Tuesday, July 25, 2023 12:44:12 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

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

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

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,

Renae 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

[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 #: 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

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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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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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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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

[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 McCay

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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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.

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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,

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

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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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

[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.

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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,

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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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.

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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,

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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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.

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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,

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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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,

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

[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

[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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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.**"[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,
Cheryl S. Robinson

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.

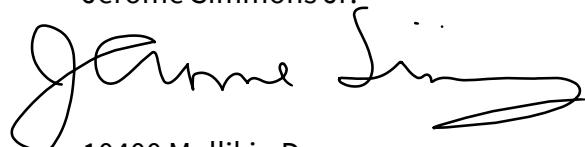
The focus on senior housing could not be more urgent. The County's 2018 report on affordable housing concluded, "Charles County will need 1,823 additional affordable housing units by the years 2025, or 228 units per year for each of the next eight years." [1] The county has not made any substantial progress 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." The signature is fluid and cursive, with "Jerome" on the left and "Simmons Jr." on the right.

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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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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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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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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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

[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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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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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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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: [Eboni 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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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. Eboni 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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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.

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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,

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

[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

[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

--
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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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
To: [Planning Commission](#)
Subject: Public Comment for ZTA 22-173
Date: Monday, July 24, 2023 8:21:42 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:

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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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

[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

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



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.

A handwritten signature in blue ink that reads "Hal Delaplane".

Hal Delaplane, President

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

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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,
Jenith Dekle
3101 South Declaration Ct Waldorf, Md 20603

From: trutthurts95 <trutthurts95@aol.com>
Sent: Wednesday, July 19, 2023 1:04 PM
To: Planning Commission <PlanningCommission@charlescountymd.gov>
Subject: Public Comment for ZTA 22-173

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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.

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Thank you,
Petrina Nelson
Fort Washington, MD. 20744