

Public Hearing: The Villages at Swan Point, Amendment to Docket 250

May 14, 2024 with the Board of Charles County Commissioners

WHAT is this Letter of Notification all about?

- This letter of notification is being sent from Swan Point Development Co., LLC to owners of property in, and within 200' of the boundary of, the Villages at Swan Point so they are aware of requested changes to the Zoning Indenture known as Docket 250 affecting the Villages at Swan Point Waterfront Planned Community (WPC) zone. This letter of notification is for informational purposes only so that residents are aware of the opportunities to participate in the public process.
- A letter of notification was previously mailed in advance of the Public Hearing held by the Planning Commission on July 17, 2023 for the requested changes to Docket 250. The Planning Commission voted at their Work Session on October 16, 2023 to forward to the County Commissioners a recommendation of approval of the requested changes. As described later in this document, the County Commissioners will hold a Public Hearing on the proposed amendment on May 14, 2024.
- The Villages at Swan Point is zoned as a Waterfront Planned Community (WPC) and was approved as a mixed-use development comprised of six distinct villages: Swan Village, Riverside Village, Forest Homes, Cuckold Creek Village, Harbour Village, and Weir Creek Village. Land use within the Villages at Swan Point Waterfront Planned Community (WPC) is regulated by Docket 250 and its amendments, in addition to other approvals. Docket 250 was established in 1986 by the Board of County Commissioners.
- This amendment would change the contents of Docket 250 to remove, change or add requirements to the Villages at Swan Point Development, by:
 1. Adding new definitions for Time-Share Property and Fractional Ownership.
 2. Deleting the language “within a segment near Swan Village” as it relates to the location and use of the Habitat Corridor and recreational beach usage.
 3. Changing Shoreline Erosion requirements to state that shoreline stabilization shall conform to applicable County, State and Federal regulations instead of all eroding shorelines shall be stabilized, preferably by vegetative means.
 4. Changing the term “Impervious Surface” to “Lot Coverage” limitations.
 5. Changing Stormwater Management Plan requirements to refer to “Conceptual” vs. “Complete”.
 6. Modifying certain transportation improvements for Swan Point Road. The applicant is proposing removal of the requirement that included providing two (2) paved ten (10) foot wide shoulders from Riverside Drive to Maryland 257, twelve (12) foot wide paved bypass lanes at Woodland Point Road, and upgrades at the intersection of Swan Point Road and Maryland 257 to provide a dedicated north and dedicated south bound turning lane from Swan Point Road to Maryland 257. All Zoning Ordinance Requirements pertaining to the Adequacy of Public Facilities shall be fully addressed at the time of preliminary subdivision and/or site plan application(s) for development of this project. The applicant is also proposing a transportation improvement to raise portions of Swan Point Road in the low-lying sections prone to flooding near Shaw’s Branch and the Holy Ghost Cemetery, to an elevation of six and one-half feet near the intersections with Riverside Drive and Woodland Point Road.
 7. Removing the Recreational Amenity requirement for the construction of a new pool and bath house.
 8. Changing the Recreational Amenity requirement regarding the phasing of the construction of amenities, from designating a range of units for phasing of the large-scale amenities to constructing amenities as required in accordance with the phasing of construction.
 9. Adding a Recreational Amenity requirement for a 10-foot-wide hard surface trail along Swan Point Road from MD Route 257 to Riverside Drive.
 10. Changing the consequences of failure to comply with the conditions of the amended Indenture. Currently, the Indenture states that a failure to comply **will** (emphasis added) cause the zoning of the property to revert to the prior Agricultural Conservation (AC) zone without any further action by the Charles County Commissioners. The amendment proposes to change “will” to “may” and adds the requirement for a hearing before the Charles County Commissioners before the zoning would revert.

WHY is this on the Agenda for the Board of Charles County Commissioners?

- The Charles County Code requires changes to the Docket 250 – Zoning Indenture be presented for public input and hearing before the Planning Commission and the County Commissioners.

WHO does this amendment affect?

- This affects residents in the Villages at Swan Point neighborhood and other surrounding neighborhoods.

WHEN is this amendment being discussed and voted on, & when would it possibly take effect?

- This amendment will have a hybrid (in-person and virtual) public hearing on Tuesday, May 14, 2024 at 6:00 p.m.
- The Board of Charles County Commissioners may vote to make a final decision on the amendments at the close of the public hearing, or they may choose to schedule a final vote for a future meeting.

WHERE can I go to learn more?

- You can view the proposed amendment at <https://bit.ly/Docket250VillagesAtSwanPoint> or scan here:



- You can attend the public hearing about this amendment on **May 14, 2024**:
 - **Attend in person:** the Charles County Government Building (200 Baltimore Street, La Plata, MD 20646)
 - **View the meeting virtually:** There are a variety of viewing/streaming options including livestream available at www.CharlesCountyMD.gov/CCGTV.
 - **View the recording at a later time:** Public hearings are recorded and posted online at: www.CharlesCountyMD.gov/VOD.

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

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

- **Comment In-person:** Speaker sign-up will begin 30 minutes prior to the hearing at the Charles County Government Building (200 Baltimore Street, La Plata) on May 14, 2024 and will end at the commencement of the hearing. Each speaker will be allotted three minutes to speak.
- **Comment Virtually:** Call 240-776-6709 between 8:00 a.m. to 4:00 p.m. on May 14, 2024 to register to speak. If you are not available to speak when you are called, we have the right to move on to the next caller. Each speaker will be allotted three minutes to speak.
- **Provide Written or Voicemail Comments:** Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted Friday, April 26, 2024 starting at 8:00 a.m. through Tuesday, May 14, 2024 at 5:00 p.m.:
 1. **Electronic comments** can be submitted online at: <https://www.charlescountymd.gov/government/public-comments/public-hearing-comments/docket-250-villages-at-swan-point>. Please Note: Information submitted is considered public information under the Maryland Public Information Act.
 2. **Leave a voicemail** (recorded message) by calling 301-645-0652
- **Postal Mail/Hand Delivery:** Comments sent by mail or delivery must be received no later than May 14, 2024 to:

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

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Individuals with special needs may call the Commissioners' Office at 301-645-0550 or Maryland Relay Service TDD 7-1-1 (1-800-735-2258). Additional questions or concerns may be directed to Heather Kelley, Department of Planning & Growth Management, 301-645-0592 or KelleyH@CharlesCountyMD.gov