

Public Hearing: Villages of Wooded Glen and Piney Reach Master Plan

Docket 90 Amendment PDZA #24-90(23)

September 17, 2024 with the Board of Charles County Commissioners

WHAT is this Letter of Notification all about?

- This letter of notification is being sent from St. Charles Community, LLC to owners of property in and around the Villages of Wooded Glen and Piney Reach so they are aware of requested changes to the Master Plan affecting those neighborhoods. This letter of notification is for informational purposes only so that residents are aware of the opportunities to participate in the public process.
- The St. Charles Planned Unit Development (PUD) consists of five (5) “Villages”, including Wooded Glen and Piney Reach Villages. Each of the five (5) Villages is subject to a Master Plan that guides land uses and development within those Villages. The Villages of Wooded Glen and Piney Reach have been, and continue to be, considered on one Master Plan (which can be found at: <https://bit.ly/Docket90PDZA24-90-23>).
- This amendment would change the Master Plan that is approved for the neighborhoods of Wooded Glen and Piney Reach, which are located in St. Charles.
- The amendment requests three changes to the Master Plan:
 1. *Change in school location:* The plan currently indicates one site for both an elementary school and a middle school located in Wooded Glen Neighborhood #3 (Highlands Neighborhood) off St. Charles Parkway. This amendment would change the site of the middle school to Piney Reach Neighborhood #2 off Piney Church Road. The elementary school will remain within Wooded Glen Neighborhood #3.
 2. *Change in 85% Rule:* The amendment also proposes to waive the “85% Rule” as it applies to the Village of Piney Reach Neighborhood #3. The “85% rule” states that no residential construction of any kind shall begin in the Village of Piney Reach until 85% of all residential construction has been completed in the Village of Wooded Glen. This change would allow residential construction to occur in the Village of Piney Reach Neighborhood #3 prior to completion of 85% of the construction in the Village of Wooded Glen. Currently, Wooded Glen is approximately 47% complete.
 3. *Amendment to Buffer Remediation Plan:* In 2018, Charles County requested that St. Charles Community, LLC (the developer/applicant) create a Buffer Remediation Plan that improved a vegetated buffer (an area of trees and other vegetation that provides a screen to block the view of the development from the roadway) along MD 488 (La Plata Road). At this time, trees and other vegetation have regrown and naturally re-established the buffer; therefore, the plan for remediation (improvement) does not need to be implemented in areas where timber harvest activities occurred more than five (5) years ago because the improvements occurred naturally.
- A letter of notification was previously mailed in advance of the Public Hearing held by the Planning Commission on April 1, 2024 for the requested changes to the Villages of Wooded Glen and Piney Reach Master Plan.
- The Planning Commission voted at their Work Session on May 6, 2024 to forward to the County Commissioners a recommendation of approval for two (2) of the three (3) changes. The Planning Commission is recommending approval of the relocation of the middle school site and the amendment to the Buffer Remediation Plan for MD Route 488. The Planning Commission is not recommending approval for the waiver of the 85% rule.
- The County Commissioners will now hold a Public Hearing on the proposed amendments on September 17, 2024.

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

- The Charles County Code requires changes to the Master Plans for development to 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 of Wooded Glen and Piney Reach neighborhoods and other surrounding neighborhoods.

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

- This amendment will have a hybrid (in-person and virtual) public hearing on Tuesday, September 17, 2024 at 6 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 here: <https://bit.ly/Docket90PDZA24-90-23> or scan here:



- You can attend the public hearing about this amendment on **September 17, 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 September 17, 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 September 17, 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, August 30, 2024 starting at 8:00 a.m. through Tuesday, September 17, 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-90-amendment-pdza-24-90-23>. 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 September 17, 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