**Communication about Land Swap**

**Dear Oak Creek Club Homeowners Association,**

**Update regarding Land Swap**

In December 2022, the Oak Creek Club Board of Directors signed the Land Swap Agreement with Carrollton Oak Creek, LLC. Although the developer wanted to build more homes on the property, this negotiated Agreement allows the developer to seek the necessary approvals to put 30 residential homes on the land swap property that is located at the northeast corner of the intersection of Church Road and Mary Bowie Parkway, which is west of Bamberg Way.

The Prince George’s County Planning Board met on Thursday, October 24, 2024, to review the proposed development plan submitted by the developer regarding the land swap property. During the meeting, Chris Hatcher, the attorney for Carrollton Oak Creek, LLC, indicated on the record that his client was seeking to increase the prior approvals on the property such that his client could build 28 homes on the property. [This is a decrease of two homes from the developer’s original proposal.] A few important items from the meeting:

* The limit of 28 homes will be reflected in the Planning Board’s approval of this application.
* This meeting represents the initial session in a series of discussions pertaining to the development process. The developer will be required to seek additional approvals. Later in the process, community members will have the opportunity to voice their concerns regarding factors such as lot sizes, the architectural style of the homes, the alignment of the streets, and other relevant issues.
* The Planning Board also asked the developer to engage more with the community as it works its way through the development process.

Your HOA Board of Directors is committed to increasing communication with residents. We will work with the developer to seek advance notice of its actions, which will hopefully avoid in the future the surprise to all of us when the hearing signs are posted on the property. In addition, as new information becomes available, the Board will provide regular updates during Board meetings.

**What you can do:**

1. Sign up to be a person of record with the Planning Board to receive information as the applications work their way through the process: <https://www.pgplanningboard.org/participate/become-a-person-of-record/> Please be sure to make the appropriate selections, so you will be notified about the **three** applications relating to Oak Creek A-8427-01, A-8578-01, and A-8579-01 Oak Creek Club Landbay T.
2. Sign up to receive/view communications from the HOA on this and various other issues:
   1. Email alerts: [Member Login – Oakcreek Club HOA – Upper Marlboro, MD](https://www.oakcreekclubhoa.com/membership-login/)
   2. Text messages: Text OakCreek to (240)326-5028 [“Oakcreek is not case sensitive.]
   3. Facebook: [https://www.facebook.com/groups/966163783479508] This is a members’ only site, so you will have to request access to see posts.
3. Additional resources where information can be found about HOA matters:
   1. HOA web page [Member Login – Oakcreek Club HOA – Upper Marlboro, MD](https://www.oakcreekclubhoa.com/membership-login/)
   2. CIRANET [Resident Portal](https://www.ciranet.com/ResidentPortal/home)

**Where to find specific information about the land swap:**

1. Below is a timeline provided by the developer regarding the many steps in their development approval process.

**What does this process look like?**

**Timing:  24-30 Months**

**Prerequisite Approvals**

Natural Resource Inventory (NRI)

Tree Conservation Plan (TCP) 1 +2

Stormwater Management Concept

**Public Entitlement Process**

Basic Plan

Planning Board Hearing

Zoning Hearing Examiner

District Council Hearing

Comprehensive Design Plan

Planning Board Hearing

Possible District Council Hearing

Preliminary Plan of Subdivision

Planning Board Hearing

Specific Design Plan

Planning Board Hearing

Possible District Council Hearing

Plan

**Permits (6-8 Months per permit)**

Grading

Building

1. The materials submitted by Carrollton Enterprises to the Planning Board may be found on the October 24, 2024 Planning Board meeting for agenda item 8: <https://granicus_production_attachments.s3.amazonaws.com/pgplanning/710e1785bc150d5d0e5a1bf8b15d8d480.pdf>
2. Materials regarding the land swap are posted on the HOA website. Once you log in as an owner, the materials may be found under the “Owners Only” tab, under “Land Swap”. [CAMP staff will be posting the October 24th Planning Board materials on our HOA website too.]
3. Announcements about the land swap will be posted on CIRANET. Also, staff is exploring the option of adding a dedicated page to CIRANET that will contain materials about the land swap.

We trust that this information has been informative and beneficial. We look forward to the opportunity to provide you with additional details and to actively engage our community on this matter. Thank you for your attention and commitment to community awareness.

Sincerely,

Oak Creek Club Board of Directors