

Carol DeSoto

From: applications@charlescountymd.gov on behalf of Charles County Government
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Sent: Wednesday, May 25, 2022 11:24 AM
To: Public Record
Subject: *NEW SUBMISSION* Amendment to the 2016 Charles County Comprehensive Plan, Septic Tier Map, Newburg

Amendment to the 2016 Charles County Comprehensive Plan, Septic Tier Map, Newburg

Submission #: 1687152
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Public Hearing Comment Form

Questions or More Information (301) 645-0555

Name

Cecilia Fong

Address

9208 Ingleside Drive
Newburg, MD 20664

Phone

Email

Are you:

Against Topic

Comment

1) Charles County Planning Commission voted and recommended in Dec 2021 that the Septic (sewer) Tier Map Change should not be approved by the Charles County Commissioners. 2) A Tier Map Change (aka a sewer down grade) should not be made on its own from the Sub-Area Plan, which is a process that will have significant public input and discuss the entire Newburg area in total context, including economic development opportunities, and future sewer needs. This decision should be delayed. 3) A sewer down grade would be injurious to most land use values in the future. 4) The sewer down grade would only allow farming as a significant land use. Farms are a major source of pollution. 5) The Newburg Sub-Area plan is already scheduled to begin later this year. If a sewer downgrade occurs before the Sub Area Plan is completed, then this planning exercise will be a waste of time and good planning. 6) The new Harry Nice Bridge (cost over \$460 Million) will provide up to 8 million more vehicle trips per year. This Gateway to Charles County and the State of Maryland will be much more commuter friendly. A sewer downgrade so close to the bridge is bad land planning policy. 7) Tremendous opportunity for new State and County tax revenue and new jobs will be impacted. 8) There is real interest from commercial, retail, and industrial users. Additionally, there is interest from high end Active Adult community developers. Without water and sewer these attractive uses cannot occur. 9) The current wastewater treatment plant is old and still dumping gray water into the Potomac River. That means no capacity for new businesses in the Newburg area. With the prospect of

more future demand, a new state of the art treatment plant is more feasible. 10) Once this Tier Map goes into effect, any attempt to correct this will take many years. Most nearby land value appreciation will be greatly reduced.

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Thank you,
Charles County, MD

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