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The 2016 Comprehensive Plan includes policy objectives to protect the Mattawoman Creek, and Port Tobacco River.

It includes changes in land use to the Bryans Road area to limit the expansion of residential and commercial development to a village size.

The Plan reduced the Development District in the Waldorf and Bryans Road area, redrawing it to match a revised Priority Funding Area. The result of this was the need to rezone the remaining undeveloped lands to a lower and more appropriate density outside the development district.

Those policies were implemented with the adoption of the Watershed Conservation District.

The Septic tier maps were amended with the adoption of the 2016 Comp plan, and show those undeveloped lands as Tier 2 because at that time they were zoned for Medium and Low density residential. Note 2 on the septic tier map (slide 5 of your presentation) calls out those undeveloped lands to have their tier designations changed from Tier 2 to Tier 4 when they are rezoned. The tier maps for those lands should have been amended when the WCD was adopted.

As some of you know I have been asking why these tier map designations haven't yet been adjusted since this CPA was presented to the Planning Commission late last year. Earlier this month I received an email from the Deputy Director of PGM in what appears to be an effort to reassure me that the issue will be resolved when the water and sewer plan is updated this summer. This answer is more confusing than not, because it implies that it is the Water and Sewer Plan that determines the tier designations, not the Comprehensive Plan.

The fact is, we are having this public hearing because we need to amend the Comp Plan in order to change the tier designations in the Newburg area, not the Water and Sewer Plan.

It is the Comprehensive Plan that serves as the policy guide and framework for future growth, development and preservation in our County.

The Water and Sewer plan, Sub Area Plans, and Zoning Ordinance are all companion documents to the Comprehensive Plan that serve to implement that Plan. Maryland law requires these ordinances and documents be fully consistent with the policies in the Comprehensive Plan, and work to accomplish the land use goals, objectives, and recommended actions of the Plan.

I am also afraid that the County's inaction on this issue may compromise the upcoming Bryan's Road Sub Area Plan. An early draft of the Sub Area Plan assumes the tier designations in the Study Area are accurate, and proposes an increase in residential development that is contrary to Comprehensive Plan policies.

I live in Cobb Neck, and support this proposed CPA, but the long overdue changes from Tier 2 to Tier 4 in Bryans Road and Waldorf must happen at the same time.

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