

From: [Carol DeSoto](#)
To: [Christina Elkins](#)
Subject: FW: For the Record: Bryans Road Sub-area Plan
Date: Tuesday, June 27, 2023 2:41:30 PM
Attachments: [State Comments DNR comments Bryans Road Sub-area Plan \(2\) \(2\).pdf](#)

Please add to the comments for Bryans Road



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From: Bonnie Bick <bonniebick@gmail.com>
Sent: Tuesday, June 27, 2023 2:21 PM
To: Carol DeSoto <DeSotoC@charlescountymd.gov>
Subject: For the Record: Bryans Road Sub-area Plan

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Bryans Road - Heritage Gateway!

The BR location is ideal for a heritage tourism gateway.

(much preferred to more sprawl development that demands more expensive infrastructure

which costs the taxpayer more than the taxes the sprawl generates. - see highlighted video below.)

Bryans Road would benefit from a NPS Study, similar to the one done in the past, for the Town of Indian Head.

(BR - best to remain a suburb of Indian Head, as support for Indian Head - not overpower Indian Head.)

The federal conservation planning processes are all falling into place for Charles County tourism.

Charles County is in the Southern Maryland National Heritage Area.

Mattawoman, Nanjemoy, and Zikiah are watersheds in the new Fish and Wildlife Southern MD Reserve.

<https://www.fws.gov/project/proposed-new-refuge-lands-southern-maryland>

Mattawoman, Nanjemoy, and Port Tobacco all play an important part in the water quality and success of Mallow's Bay, Potomac River National Marine Sanctuary.

<https://sanctuaries.noaa.gov/mallows-potomac/>

Unfortunately, the newly proposed Bryans Road Sub-area Plan dismisses the local state and federal forest preservation assets, it seems to view them as impediments. (keeping them from development) Federal and state funding can be used to support visitor services for Bryans Road residents and tourists - without the massive housing expansion! More Public access is necessary for this area in Charles County and Marshall Hall.

Bryans Road would benefit from an NPS Planning Study, similar to the one done for Indian Head.

The presently proposed BR Sub-area Plan would have unacceptable impacts on Mattawoman Creek, as documented in the DNR comment to the State Planning Clearing House review. (see attached).

Since Mattawoman Creek is under such water quality distress, it is serious that this Sub-area document sadly, does not take the well-being of the health of Mattawoman Creek, into consideration. The Sub-area Plan would have a major "significant" impact on the health and water quality of Mattawoman Creek. Mattawoman is missing its TMDLs goals and water quality deadlines. *It has been on the tipping point for irreversible loss - for over 10 years now.*

The Bryans Road Sub-area Plan is completely in opposition to the goals of the 2016 Comprehensive Plan. Bryans Road was returned to Village status in the 2016 Comprehensive Plan, with tremendous public support. The last Bryans Road Sub-area Plan (2010) had extremely active citizen involvement, the citizens wanted Bryans' Road to return to a Village. They were visibly disappointed when instead, Bryans Road was given an intense Town Center Sub-area Plan. Finally - in the Comp Plan of 2016, back to the Village status. (Now, according to Planning and Growth Management, that unpopular 2010 intense Town Center Sub-area Plan has been deemed a failure.) This proposed 2023 Sub-area Plan is more intense, and would lose more forest, than the previous intense, unpopular, failed Bryans Road Sub-area Plan that it is replacing.

~ Charles County: Residential Housing Does NOT Pay Its Way

(old Charles County video - BUT unfortunately still very relevant!)

<https://vimeo.com/user4138918/tobin-communications-inc/video/45073194>

quote from 1:16 of the above link: (Joe Tieger - past Planning Commission member)

"You are ignoring the county's budget - going forward.

Residential housing does NOT pay for itself.

(there are 100's studies that say that)

You are creating a budgetary morass for this county,

and demand for services that are not supported by residential housing.

Along the way, you are wiping out the opportunity for a different direction for Charles County."

Bryans Road Sub-Area Plan supporting documents

here:<https://www.charlescountymd.gov/home/showdocument?id=15465&t=638207117106148361>

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Note: MDE comments did not mention Mattawoman Creek once.

(attached) DNR State Clearing House 60-day comments RE: Bryans Road Sub-area Plan:

We believe the WCD was implemented partly in response to recommendations to conserve the ecological integrity and exploitable resources described in The Case for Protection of the Watershed Resources of Mattawoman Creek

([https://dnr.maryland.gov/fisheries/documents/Mattawoman_Ecosystem_Final_Report_March_2012.p df](https://dnr.maryland.gov/fisheries/documents/Mattawoman_Ecosystem_Final_Report_March_2012.pdf)) that documented the full suite of terrestrial and aquatic resources found in the watershed. In recognition of these valuable resources, the state developed recommendations to conserve ecological integrity and habitat health in the watershed.

(DNR comments on the draft plan are attached - full MD Department of Planning comments which contain MDE comments, are available in the above link.

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