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Subject: County Commissioners Public Session Testimony Concerning Swan Point Docket 250 Amendment #3

Proposed Swan Point Docket 250 A#3 Changes – 06/24/24

1. My name is Christina Shupe and I reside at 15590 Woodland Point Road Newburg, MD 20664.
2. Thank you for the opportunity to provide testimony today.
3. I come here today as **an interested party** in Docket 250, since the Woodland Point and Potomac View Communities **share the same water aquifer, sewer resources, floodplains, and roads.**
4. I have also provided my testimony for the record.
5. I live on Woodland Point road and **my property is directly on the Neale Sound.**
6. I watch every day there is a heavy rain to see many parts of Woodland Point Road have **standing water all along it.**
7. I watch every time there is a 3.5 - 4.0 foot tide to see standing water alongside Woodland Point Road and Swan Point Road. **Flood surges are 6.0 – 8.0 feet.**
8. The Community Due Diligence has provided numerous experiences, a unanimous petition, proposed Docket 250 changes,

- and testimonies to the PC and BoCC. **It seems these have fallen on deaf ears.**
9. Careful considerations need to be given to changes and there **have been NO SUCH analyses provided** during the evolution of Docket 250 Amendment #3.
 10. The two staff reports to the PC and BoCC have ONLY noted a summary of community comments provided. **No adjudications, rationale, or contrary evidence was ever provided.**
 11. We are **NOT “Active Partners”** in accordance with the state guidance – Maryland Planning Visions.
 12. The Appellate Court of Maryland (Nos. 1753 & 1754) in the September term of 2022 made several clear statements.
 - **Decisions Must Not Be “Arbitrary, Capricious, Or Unreasonable”**
 - **There Needs To Be “Substantial Evidence”, “Separate Findings”, “Analyses”, And “Conclusions” Articulated By The Planning Commission**
 13. In the case of Docket 250 Amendment #3 this is the **Current Situation**.
 14. All the concerns are about the challenges of **“Smart Growth”** and the **potential harm** to our communities if there is NOT smart growth.
 15. Building a City needs **good planning for success**.
 16. Many parts of the planned City location are in a floodplain which requires more complex technical solutions to make it a success and not a detriment. **It may cost more but it is possible.**

17. Smart growth can minimize the current issues and enable the County to move forward without making it worse for the residents. **“Do No Harm”**.
18. I respectfully request that the CHCO Commissioners develop the appropriate changes to Amendment #3 that enables the evaluation of alternative solutions and a supporting budget that does **“No Harm”** to the residents of ALL interested parties.
19. Thank you for your time.

Signed Christina J. Shupe

Dated 6/24/2024