Newburg Map Tier Change Hearing on 5/25 – **Know the FACTS**

Next Wednesday the Charles County Commissioners will conduct a Public Hearing on May 25, 2022­­­­­­­­­­­­­­­­­­­­­­­­, at 6:00 p.m., in a hybrid format to consider a proposed Amendment to the 2016 Charles County Comprehensive Plan.

This specific Amendment would **change the Newburg Tier Map designation from Tier 2 to Tier 4 and the Land Use Plan from "Rural Residential to Agriculture Conservation for 900 acres of land"** in Newburg, located between US 301 and the Potomac River, south of Popes Creek Road and north of Cliffton.  

The Newburg Septic Tier Map Change went before the Charles County Planning Commission in Dec 2021.  The outcome of that hearing was that the CC Planning Commission recommended to wait until the Newburg Sub-Area Plan is developed with community input and approved by the Commissioners before changing the Newburg Septic Tier Map.  Asking the Commissioners to follow the county’s planning process, which will allow for inclusive community input.

**Q1. Did this request go to the Charles County Planning Commission for their approval?**

A. Yes, the **Charles County Planning Commission** recommended in Dec 2021 that the Septic (sewer) Tier Map Change **not be approved** by the Charles County Commissioners before completing the Sub-Area Plan first, which would allow for inclusive and diverse community input.

**Q2. Is this how the County Planning Process Typically Works, making a Sewer Tier Map Change before the Sub-Area Plan?**

A. No. A Tier Map Change (**a/k/a a sewer down grade**) should not be made before completing **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.**

**Q3. Could a Tier Map Change in this area negatively impact most land use and values in the future.**

1. Absolutely. This change would tie up 900 acres of land changing it from Rural Residential to Agricultural Conservation and prevent any development for residents and businesses. The sewer down grade will prevent opportunities for new retail options in Newburg, maintaining the status quo of Charles County residents traveling across the bridge to Virginia for goods and services

**Q.4 When will the County begin its Newburg Sub-Area Planning process? When will it be complete?**

1. The Newburg Sub-Area plan began a few months ago and is expected to be complete by the end of this year.

**Q.5 How will the closing and redevelopment of the Morgantown Plant impact this decision or be impacted by this decision?**

  A. The new Harry Nice Bridge (cost over $460 Million) will open up opportunities for more public amenities and public-private partnerships for development. 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, particularly ahead of the Sub-Area Plan already in process.

**Q.6 Will this impact tax revenue for the County?**

A. A tremendous opportunity for new State and County tax revenue and new jobs will be adversely impacted if this Tier Map change passes, or positively enhanced if this Tier Map change does not pass.

This will impact Charles County’s Future and Your property values.

Making this type of change before completing a **“comprehensive and inclusive Sub-Area Plan with community input” is short sighted and inequitable to all landowners and residents of Charles County.**

You can weigh to the Commissioners at their portal and call in on 5/25, register to speak that evening at the hearing online at….

https://www.charlescountymd.gov/Home/Components/News/News/3976/407?selcat=197

And, submit your comments here through their portal:

<https://www.charlescountymd.gov/Home/Components/FormBuilder/FormBuilder/789c07b80d5049519d9c7e7745d09c2e/1447>

Written comments may be submitted in addition to or in lieu of oral testimony, or to expand upon oral testimony, and will be accepted May 6, 2022, starting at 8 a.m. through May 25, 2022, 5 p.m. for:

**E-Comment**: Visit <https://www.charlescountymd.gov/government/public-comments/amendment-2016-cc-comprehensive-plan-septic-tier-map>

**Phone Message**: call 301-645-0652

**Mail:** Commissioners of Charles County, 200 Baltimore Street, La Plata, Maryland 20646.

Comments sent by mail must be received no later than May 25, 2022.

Those citizens with special needs may contact Joel Binkley at voice phone number 301-645-0693 or Maryland Relay Service TDD 1-800-735-2258.