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.**

**Key Points:**

Top reasons to ask Commissioners to **VOTE NO** on the Newburg Tier Map Change (**a sewer down grade**). Public comments can be sent in now and/or called in on 5/25, see link.

**Submit your public comment at this link and vote in NO…**

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

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.

11)   Added Jobs and Rooftops could help support the need for future Light Rail / Rapid Bus.

12)   Added rooftops in Newburg would allow future retail opportunities to be supported.