

In a little while, this evening, you're going to hear a presentation on two Aviation Business Park Zoning Text Amendments regarding land use around the around the Maryland Airport. I do not have any comments specific to the Business Park ZTAs, but since the Airport is located in the WCD, the Watershed Conservation District, I want to once again urge you to use this opportunity to consider changing the building density within the WCD from one unit per twenty acres to one unit per ten acres.

That recommended change to the building density was presented to you last year by the Planning Commission in the Commission's report, on ZTA 22-170 regarding the Watershed Conservation District. It was not incorporated into the ZTA itself, but was included in the report as, and I quote, "a strong recommendation." There was obviously some confusion in the manner in which that recommendation was handled. You did not vote on it as it was worded, but for some reason more than one of you told me that the building density recommendation had been approved. It wasn't approved. I am asking you now to take whatever steps are necessary to approve it.

I don't think I need to remind you that the building density in the original WCD presented to the Commissioners in 2017 was one unit per ten acres, but with a 3-2 vote the Commissioners unilaterally changed it from ten acres to twenty acres. That one change has had a significant negative financial impact on a number of landowners in the WCD.

Given that the opposition to the WCD back in 2017 was so broad, encompassing a cross section of the county to include Southern Maryland Realtors, the Chamber of Commerce, various business organizations, the Navy Base, the NAACP, the Democrat Central Committee, the Republican Central Committee, and our state legislators, the action that our Commissioners took, to impose even tighter land use restrictions was simply wrong. I am asking you now to fix it.

As I've said to you before, just a mile and a half from my driveway, a community of seventy-seven homes is being built on a parcel of land not much bigger than mine and I'm not allowed to even have two homes on my land.

The previous Board of County Commissioners created this issue. You can fix it. Please do so.

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