

Schertler Public Comments to BoCC 4/9/2024

It took us 5 years with intense public participation, and input from state agencies to create the 2016 comprehensive Plan.

The Comprehensive Plan is the vision for how and where we want our County to grow, and it provides the guidelines for that growth. State Law requires that all land use decision, and zoning regulations be consistent with the Comprehensive Plan.

Under the leadership of Commissioner Collins, the County has changed its vision for the lands in the vicinity of the airport, from a land use that will protect and conserve the Mattawoman Creek to one that will industrialize and develop over 500 acres near the airport. Because this new vision was completely inconsistent with the vision of the 2016 Comp Plan, the County needed to first Amend the Comprehensive Plan, to document this change in goals, before you could create a new land use zone for those lands. That rezoning is the subject of a public hearing later tonight.

In support of the 2021 Comp Plan amendment, the economic development department disclosed potential revenue that could be generated by a Chinese company that was considering opening a flight school to train Chinese nationals on low level flight. Remember that?

Under the leadership of Commissioner Collins, the County has also changed its vision for the Bryans Road Area. The County spent taxpayer dollars for a consultant to write a new Bryans Road Sub Area Plan to articulate this new vision to encourage sprawl development in the area.

The County went through the motions of holding public hearings on the plan by both the Planning Commission and the BoCC, and actually voted to approve the plan. However, like the change in use around the airport, the Bryans Road Subarea Plan can not be implemented without first amending the Comp Plan, once again, documenting this change. As you should remember, amending the Comp Plan requires public hearings, and a State clearing house review of the changes, before it can be adopted.

Today, the Bryans Road Subarea Plan is just words on a page, not a governing document. Using consistency with the Sub Area Plan as justification for approving the Master Child's Zoning Text Amendment is as meaningless as claiming the 2020 election was stolen.

This willful misrepresentation of the Status of the Sub Area Plan is reflected in the whereas clauses in the new Airport zone amendments, which state there was an *updated vision for Bryans Road that informed the 2021 Comp Plan amendment*. This is not accurate. The 2021 Amendment did not address growth in Bryans Road. The current vision for Bryans Road is what is written in the 2016 Comprehensive Plan. Reference to this "updated vision" needs to be removed from the preamble of both bills. We cannot have "alternate facts" in our zoning ordinance.