

My name is Howard Dent. My wife and I own a home at 14725 Banks O'Dee Road in Newburg. Thanks for the opportunity to speak.

Taylor Yewell said that Charles County is over retailled. That was on August 17, 2021 in Indian Head. He said we have plenty of storefronts in the county already. He also said that the Airport is doing fine, and that this change would not be for the airport itself.

A market study presented to the Planning Commission on May 3 focused on the 50 acres on Route 224, and said it would be perfect for warehouses on one or two acre plots, with jobs for the workers of up to \$40,000. Wow! The Comp Plan Amendment suggests a hotel and restaurants for this area. Wages for these businesses traditionally hover around minimum wage. Office flex space? Is there a demand today with so many people telecommuting?

It doesn't sound like an economic engine to me. And yet we plan to take the protections off of this land, a sensitive area that we know already brings tourism dollars to the county through bass fishing and tournaments on the Mattawoman Creek, and provides hundreds of thousands of dollars in ecosystem services annually.

Mr. Yewell said that this amendment opens the door to rezoning, but that they will probably wait until after a third study to rezone. Why the rush? There was no mistake here. The WCD was a conscious choice, made after years of citizen, developer, and state input on the 2016 Comprehensive Plan. Why is it being changed here so quickly, at a time when the County is pretending that a virtual meeting is an adequate public hearing? And if we can only use 60% of the land being taken out of conservation, why not leave the other 40% protected?

And Mr. Yewell's Bryans Road Market Assessment from April, 2020, talks about the "most ambitious of all proposals" from a Chinese firm. "Their interest in the airport resulted from China's opening of their general aviation industry by allowing non-military flights at low altitudes, which would create demand for pilot and medical rescue training for Chinese nationals using American expertise." Low altitude flight training of foreign nationals in an area close to Pax River, Indian Head, Dahlgren, and Quantico. What could go wrong?

DNR and Charles County residents **like** the WCD. It has prevented sprawl, kept traffic commutes from getting worse, and protected our natural environment. Just

when our nation is looking to expand train and Mag-Lev travel to lessen the use of aviation fuel, Charles County is looking to expand its airport. In an era when forest fires decimate the West, we have 588 acres of protected trees to combat climate change. Why would we alter that when the outcomes are questionable at best? For minimum wage jobs for hotel workers?

Fairfax County encourages this upgrade of the Maryland Airport because it will reduce the noise of planes flying over Fairfax County. Fairfax County seeks to *minimize ...the potential for adverse aircraft noise impacts upon **its** citizens.*

It seems that Fairfax County is more concerned about the welfare of **its** residents than Charles County is.

The staff's Power Point presentation to the Planning Commission of May 3, 2021. Slide 8: "Add recommended action #14 to develop new zoning to facilitate development of compatible commercial and employment uses on land surrounding airport, to support airport operations, and **future expansion.**" This is the amended text in the comprehensive plan, Action Item #14

Please turn down this proposed Comp Plan Amendment

