

APC supports **the principle** of preserving rural land in the county from additional encroachment by residential and commercial development. The remaining rural property and open space in the county is rapidly disappearing under extreme developmental pressure, and any support which can be found to preserve the character of our communities, our quality of life, and our natural resources for future generations is most welcome. However, APC is not supportive of 82-16 for several reasons:

First and foremost, APC believes initiatives to limit additional development in Anne Arundel County should include preservation of rural property County-wide, rather than just mainly in South County. By preserving only mainly South County, enormous additional pressure will be brought to bear on the rest of the County. Although the Administration is correct that no zoning will be affected by 82-16, it is a fact that up-zoning and other zoning changes come before the Council frequently. Areas like the Broadneck Peninsula, already choked by new development and unfortunately identified through a non-representative process by the State as high-density (Growth Tier 1 and 2), will suffer greatly as the developers seek new properties outside of South County.

According to the 2009 GDP, there were approximately 27,000 buildable lots left in Anne Arundel County. In 2015, there were 16,500 remaining. That is an average of 2,000 a year. We are running out of capacity, and when we do, then what? For those of us in Growth Tier 1 or 2 (again—these tiers were identified in a non-representational process by the State), that leaves only up-zoning, at the expense of our rural character, quality of life and our remaining natural resources.

Second, while the Administration states that 82-16 is in fact part of a 3-part plan to address excessive development County-wide, unfortunately, if 82-16 passes, the other two parts will require a charter amendment approved by the state legislature. If the charter amendment fails, only 82-16 will be in effect, with the deleterious effects on the rest of the County I outlined first.

Finally, 82-16, like so much else the Administration and Council do, with respect to land use, water and sewer planning and zoning, is a piecemeal, out of cycle approach. APC firmly believes the General Development Plan, and a formal planning public vetting and approval cycle is the proper way to address growth in our communities. Over the long term, an integrated, holistic look at growth planning which covers infrastructure (transportation, waste water, runoff, schools, services, etc.), ensures high quality of life and preserves existing property values, and is fully vetted with the public in an open process is the only way to ensure we don't destroy what makes our county and our communities so special.