

This is the second email you need to send to the Board of County Commissioners.

EMAIL COUNTY COMMISSIONERS AND ASK FOR DUE PROCESS

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For the Subject of the email enter:

WHAT HAS CHANGED SINCE THE ADOPTION OF 2050?

The Miakka Community Plan was accepted by the Board of County Commissioners.

Resolution 2007-042.

This Plan supported 5 and 10 acre development with limited commercial activities that are rural in nature.

Lakepark Estates “Hamlet” approved in 2015.

400 houses instead of the 50-150 as marketed in the 2050 Plan.

600 acres of mosquito breeding stormwater ponds instead of 600 acres of agriculture as depicted in 2050 literature.

“The form is more in keeping with that of a typical suburban subdivision with +/- 10,000 sq. ft. lots, and nothing inherently about the form indicates affordability or diversity” (Wm. Spaeth April 30, 2019 DRC letter.)

Application CPA2018-C

A request to triple the density incentive by doubling density allowed within the Hamlet Land use Designation.

Changes to the underpinnings of the 2050 Plan by the reduction in the demands for TDR’s.

There is a reduced demand for TDRs as the basis for the assertion that the Hamlet Land use designation on the subject 6000 +/- acres is no longer needed for the 2050 Plan to function.

The reduction in the TDR demand is a change to the underpinning conditions on which the 2050 Plan was based.

If there is less demand needed for TDR’s in order for the 2050 Plan to function, then there does not appear to be critical need for the mechanism to create as many of them.

Therefore, this is a change to the underpinning conditions to which the 2050 Plan was responding when it was developed. (Wm. Spaeth April 30th, 2019 DRC letter.)

Fiscal Neutrality

The fact that these lands are also not developable in the Hamlet land Use without the financial assistance afforded through a utility extension agreement with the County is a further indication that these subject +/- 6000 acres are a likely candidate for reducing the ability to produce TDRs. The need for a utility extension agreement in order to develop the Hamlet form on the subject lands raises questions related to a main principle of the 2050 Plan that development be fiscally neutral to the County and its residents. (Wm Spaeth April 30th 2019 DRC letter.)

Urban Sprawl

“A series of Hamlets having a total of 6000 acres with 2,400 homes would be considered sprawl when looking at it with the typical concerns raised to residential development sprawling eastward.” (Wm Spaeth CPA-2019-C April 30th 2019 DCR letter.)

You, the Board of County Commissioners

2050 was adopted by a different Board of Commissioners. You deserve the right to review those decisions based on what we know today.

Thank you for your consideration to direct staff to process CPA-2019-C as a publicly initiated Comprehensive Plan with all the attendant reviews.

Sign your name, state you are a registered voter and give your zip code.

Becky