



How Agenda 21 influences the BCC 2035 Joint Strategic Plan

By Henry Lamb, May 24, 2011

The Bradley County, Cleveland 2035 Joint Strategic Plan exists because [Tennessee Public Act 1101](#), enacted May 19, 1998, requires it. Elected officials who are required to adopt the plan, have no way of knowing if, or to what extent, this plan has been influenced by U.N. Agenda 21



or other international laws or policies. This analysis will demonstrate and document the direct influence of the international community in the shaping of the plan that is now known as [BCC 2035 Joint Strategic Plan](#).

For nearly 200 years, the use of land in the United States was determined exclusively by the land owner. The introduction of zoning in the 1920s did little to change the fundamental idea that a land owner was the only authority that could dictate the use of land. Zoning applied only to population centers, and was conceived to protect the rights of adjacent property owners.

The [U.N. Conference on Human Settlements](#) (HABITAT I), meeting in Vancouver British Columbia in 1976, initiated a paradigm shift in the concept of land ownership and private property rights. This meeting was attended by William K. Reilly, future EPA administrator, and Carla A. Hills, future Trade Representative, and other official delegates from the United States government who endorsed the recommendations from this U.N. body. The Preamble to the 65-page section on land contains these words:

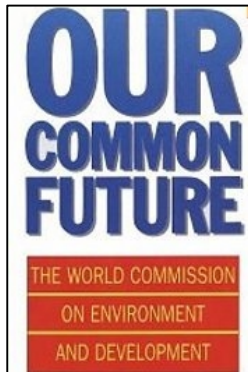
*“Land...cannot be treated as an ordinary asset, controlled by individuals and subject to the pressures and inefficiencies of the market. Private land ownership is also a principal instrument of accumulation and concentration of wealth and therefore contributes to social injustice.... Public control of land use is therefore indispensable....”*¹

The endorsement of this U.N. policy by the federal government represented a 180-degree change from the concept of privately owned and controlled land, to a policy that embraced the control of land use by

¹ Report of the U.N. Conference on Human Settlements, Vancouver, British Columbia, 1976, Chapter II, (D) Land: <http://freedom.org/reports/human-settlements/index.html>

government – regardless of ownership. While there was an effort in the 1970s by Senators “Scoop” Jackson and Morris Udall to enact the National Land Use Planning Act (S. 3354), the effort failed.²

Grassroots opposition from the Liberty Lobby, the John Birch Society, and the Chamber of Commerce is credited with (or blamed for) demise of the efforts to create national land use planning legislation.³ In one way or another, most of the arguments in opposition to the national planning legislation arose from the inevitable loss and probable abolition of private property rights, which opponents were quick to point out, was the beginning of Communism, as clearly stated in the Communist Manifesto.⁴ During the 1970s, land use control advocates promoted similar legislation in several states. Florida, Oregon, and South Carolina are among the few states that adopted the legislation during this period.

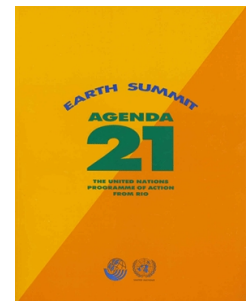


Without federal legislation, and with very little interest in government land use control at the local level, planning advocates went back to the drawing board to devise a new strategy for securing government control of land use. This new strategy emerged from the World Commission on Environment and Development in 1987. The Commission’s report was titled “[Our Common Future](#).” This document defined Sustainable Development for the first time:

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”⁵

This document set forth the reasons this U.N. body believed that government control of land use, management of economic development, and enforcement of social justice policies were the fundamental ingredients necessary to achieve sustainable development. Virtually every facet of human life is addressed in this document, with strategies to support the explicit objective of guaranteeing every citizen equal access to the benefits of earth’s resources.

The plan of action to achieve the objectives described in “Our Common Future” did not appear until 1992, at the U.N. Conference on Environment and Development held in Rio de Janeiro. [Agenda 21](#) is a set of non-binding recommendations that, when fully implemented, will, according to its authors, result in universal sustainable development. Forty chapters of very specific recommendations take the land use policies from the 1976 U.N. Conference on Human Settlements, dresses them in the language of “Our Common Future” and provides comprehensive instructions for their implementation.



One of the recommendations in Agenda 21 calls for the creation of a national authority to implement Agenda 21 at the national and local levels of government.⁶ President Clinton complied with this

² Jayne E. Daly, [A Glimpse of the Past; A Vision for the Future](#).

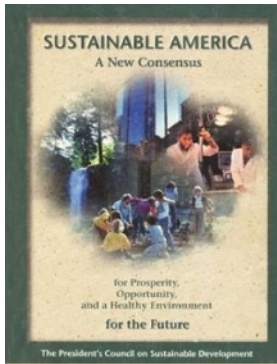
³ *Ibid*, p. 44.

⁴ Sidney Plotkin, [Keep Out: The Struggle For Land Use Control](#), 1987, University of California Press, pp 149f.

⁵ [Our Common Future](#), 1987, Chapter 2(I)(1)

⁶ Agenda 21, Chapter 37.4 (a) “Each country should aim to complete, as soon as practicable, if possible by 1994, a review of capacity- and capability-building requirements for devising national sustainable development strategies, including those for generating and implementing its own Agenda 21 action program.”

recommendation by issuing Executive Order 12852 in June, 1993 which created the [President's Council on Sustainable Development](#) (PCSD). Its first major publication, "[Sustainable America: A New Consensus](#)," set forth 16 "We Believe" statements, among which is statement number eight:



"We need a new collaborative decision process that leads to better decisions; more rapid change; and more sensible use of human, natural, and financial resources in achieving our goals."

This new "collaborative" decision process, also called the "consensus" process, has been employed across the nations as the accepted process for achieving consensus on comprehensive land use plans. The effect of this process is to remove the decision-making process from the people and their elected officials, and put the process and the outcome in the hands of appointed professionals and special interest groups called "stakeholders."

This process is abundantly clear in the Tennessee Public Act 1101 which defines the process that counties must use to develop their land use plans. The law requires that each county create a Coordinating Committee "to develop the required county wide growth plan."⁷ The law specifies various positions that must be represented on the committee, including the mayors of affected municipalities, a director of a soil conservation district, and representatives from environmental organizations. Counties are given flexibility in the structure of the committee, but in every case, the committee is appointed, and has the full responsibility to develop the county's growth plan.

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Public Act 1101 goes considerably further to reflect international land use control policies. For example, the Act requires that each county define how to distribute the population in a growth plan that identifies Urban Growth Boundaries (UGB), Planned Growth Areas (PGA), and Rural Areas (RA) "to be preserved...."

The report from the [1976 U.N. Conference on Human Settlements](#) calls for:

"All countries should establish as a matter of urgency a national policy on human settlements, embodying the distribution of population, and related economic and social activities, over the national territory." (Chapter 2(A)(b))

"Active participation of all governmental bodies and non-governmental organizations concerned in policy formulation and strategy development;" (Chapter 2(C)(iii))

⁷ Growth Policy, Annexation, and Incorporation under Public Act 1101 of 1998: A Guide for Community Leaders, p. 7.

“It is the responsibility of Governments to prepare spatial strategy plans and adopt human settlement policies to guide the socio-economic development efforts.” (Chapter 1 (3)(2))

“The use and tenure of land should be subject to public control because of its limited supply.” (Chapter 1(3)(13))

Agenda 21 calls for:

*“Governments, in collaboration, where appropriate, with national and international organizations, should review the status of the planning and management system and, where necessary, modify and strengthen procedures so as to facilitate the integrated consideration of social, economic and environmental issues.”*⁸

The structure of and instructions to the county’s coordinating committee complies with these international recommendations.

Prior to this 1970s rush to control the use of land initiated by the United Nations and land use control advocates in the United States, few local governments ever considered dictating where individual citizens could live. Land ownership, its use and transfer, created a thriving free market in which willing buyers and willing sellers determined value and price. The implementation of land use control measures virtually destroys the free market in real estate and instead, creates a market managed by government that can elevate or destroy value simply by drawing a line on a map and designating the area as UGB, PGA, or RA.

The Bradley County Strategic Plan was developed in accordance with Public Act 1101. The coordinating committee, or Task Force, as it is called, [consists of 27 appointed members](#), most of whom have full-time responsibilities elsewhere. This means that on many occasions, an appointed designee of the appointed member actually attended the meetings to develop the plan.

Public Act 1101 requires this committee to hold two public hearings in the process of developing the county’s plan, and present it to elected officials for approval. Elected officials have 120 days to ratify or reject the plan; failure to do one or the other results in automatic ratification. Counties that ratify the plan are subject to significant financial rewards.⁹ Counties that reject the plan are not eligible for:

1. Community Development Block Grants
2. Tennessee Industrial Infrastructure Grants
3. Industrial Service Training Grants
4. Tourist Development Grants
5. Tennessee Housing Development Agency Grant Programs
6. Intermodal Surface Transportation Efficiency Act (ISTEA) funds or any subsequent federal authorization for transportation funds.

⁸ Agenda 21, Chapter 8.5 (B)

⁹ Growth Policy, Annexation, and Incorporation under Public Act 1101 of 1998: A Guide for Community Leaders, p. 13.

This ineligibility remains in effect until the county and municipalities adopt an approved growth plan. This creates a situation in which unelected, appointed individuals develop a growth plan, but elected officials are held accountable for the plan, in which they have little or no input. This is the “new decision-making process” called for in the PCSD’s “We Believe” statement number eight.

The consulting firm of [McBride, Dale, and Clarion](#), of Cincinnati, Ohio was employed to develop BCC2035. Their website says:

“Sustainable community plans strive to integrate environmental, community, and economic goals in a way that allows for future generations to live in a healthy, thriving world and have the same opportunities we have today.”

The consultant’s statement is quite consistent with “Our Common Future’s” definition of sustainable development, and in accord with the definitions and recommendations of Agenda 21.

The first draft of the county’s plan was presented by the consultants on December 3, 2010. The plan set forth the following goals (presented in black type). Eighteen years earlier, Agenda 21, Chapter 7, set forth the program elements necessary for the implementation of sustainable development (presented in red italic type).

1. Efficient Growth
c) Promoting sustainable land-use planning and management;
2. Infrastructure-directed growth
(b) Improving human settlement management;
3. Economic competitiveness
(g) Promoting sustainable construction industry activities;
4. Fiscal sustainability
5. Transportation choices
(e) Promoting sustainable energy and transport systems in human settlements;
6. Housing choices
(a) Providing adequate shelter for all;
7. Natural and cultural resource protection
(f) Promoting human settlement planning and management in disaster-prone areas;
8. Livability & quality of life
d) Promoting the integrated provision of environmental infrastructure: water, sanitation, drainage and solid-waste management
9. Value existing communities & neighborhoods
(h) Promoting human resource development and capacity-building for human settlement development.
10. Intergovernmental coordination
(b) Improving human settlement management

The language used to identify the Bradley County Plan goals is not identical to Agenda 21’s sustainable development program elements, but the two are similar enough to rule out any possibility of coincidence, especially in view of the eighteen years between the two writings. It is quite

unreasonable to suggest that BCC2035 has not been influenced by Agenda 21 and other international land use policies.

The BCC 2035 vision says:

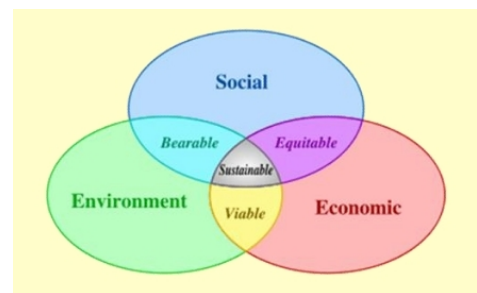
“The primary challenges and opportunities that the BCC Region faces in the coming years involve sustainability: promoting the ability of the economic, fiscal, environmental, and social systems to thrive indefinitely into the future.”



From BCC 2035

The objective of Agenda 21’s sustainable development is:

“The overall human settlement objective is to improve the social, economic and environmental quality of human settlements and the living and working environments of all people....” (Chapter 7.4)



From Agenda 21

There can be no serious question as to whether BCC 2035 has been influenced by international land use control policies in general, or Agenda 21 in particular. The relevant question now is: so what?

Comprehensive land use planning that delivers sustainable development to local communities transforms both the process through which decisions that govern citizens are made, and the market place where citizens must earn their livelihood. The fundamental principle that government is empowered by the consent of the governed is completely by-passed in the process of developing BCC 2035. Nowhere in the process do the citizens, even through their elected officials, have an un-coerced opportunity to dissent, or withhold their consent.

The plan is prepared by appointed professionals, presented to elected officials who may either approve the plan, or deny their citizens access to significant funding opportunities. Once government has the authority to control the use of privately owned land, as is the case in Bradley County, and throughout Tennessee, the natural next step is for government to dictate the behavior of the people who own the land that the government controls.

This is achieved through a variety of laws, rules, and regulations, including a large and growing set of International Codes. The [International Codes Council](#) develops extensive rules and regulations that govern the behavior of individual citizens. These codes may be, and in Bradley County are adopted “by reference” into the zoning code. Local citizens have little or no knowledge of the regulations until they wish to engage in an activity that is regulated. This procedure insures that citizens have no opportunity to consent to, or dissent from, the rules and regulations that govern their lives. Citizen’s behavior is dictated by government and enforced by fines and other penalties. Here are some of the codes that are

available for adoption by reference in Bradley County. Codes marked with an asterisk (*) are already adopted by Bradley County:

*[International Building Code](#)

*[International Residential Code®](#)

[International Fire Code®](#)

*[International Energy Conservation Code®](#)

*[International Plumbing Code®](#)

[International Private Sewage Disposal Code®](#)

*[International Mechanical Code®](#)

*[International Fuel Gas Code®](#)

[International Wildland-Urban Interface Code®](#)

*[International Existing Building Code®](#)

[ICC Performance Code®](#)

[International Property Maintenance Code®](#)

[International Zoning Code®](#)

Most of these codes are designed to promote public safety. Some of the codes, however, promote the goals of Agenda 21 and sustainable development, and impose government-dictated behavior on local citizens. The International Energy Conservation Code, for example,

“...came about as a direct result of the American Recovery and Reinvestment Act of 2009 (ARRA), passed in February 2009. ARRA was designed to stimulate economic recovery by providing stimulus funding to various sectors of the economy and to accomplish a policy goal of creating more energy-efficient buildings.” ([International Energy Conservation Code](#), p. 3.)

This code requires local citizens to take specific actions to achieve a social objective whether they want to or not. Again, the citizen has no opportunity to consent, or dissent. Government has assumed the authority to dictate the behavior of its citizens.

There is every reason to believe that the people who developed BCC 2035 seek to improve the living conditions for the people of Bradley County, and for the generations that will follow. The questions that must be answered by the citizens of Bradley County, of Tennessee, and, indeed, by all Americans is this: Are we ready to surrender free-market capitalism, individual freedom of choice, private property rights, and government empowered by the consent of the governed?

If we are, then we will continue to promote and approve comprehensive land use plans such as BCC 2035. If we are not, then we must explain to our elected officials - with great accuracy and enthusiasm – a better way to confront the future. Local communities must be free from state mandates that diminish individual freedom, just as states must be free from federal mandates that ignore state sovereignty. If the people are to have a voice in their government, and provide the consent that authorizes government action, people must be involved in the process of government.

Government has amassed its dictatorial power because the people have not been as vigilant as they must be to defend a free society. Individuals are now finding that their power is magnified by joining with others who share their beliefs and by dividing the responsibility for acquiring and disseminating information. This document is an effort to help local citizens achieve this goal.

This document was prepared by [Henry Lamb](#), Executive Vice President of [Freedom21, Inc.](#), Chairman of [Sovereignty International, Inc.](#) and author of [The Rise of Global Governance](#), [A Short Course in Global Governance](#); [Sustainable Development or Sustainable Freedom](#), and other publications.