

7-5-06-UR

Ladies and Gentlemen of the Commission:

This is to address agenda item 102 on your August 10, 2006, agenda. My name is Wayne Heatherly and I reside at 7903 Beaver Ridge Road immediately across from the western perimeter of the subject property. I am not in opposition to the development and, in fact, am pleased that a quality, community sensitive, developer has interest in investing in the future of the Karns community.

My concerns are these: (1) TRAFFIC ON BEAVER RIDGE ROAD. This concern specifically addresses the volume of traffic and resulting congestion during the school year at Karns Primary and Intermediate Schools. Typically, vehicles back up 20-30 deep on the Beaver Ridge west bound drive lane while children are being dropped off in the mornings and picked up when school is dismissed. The afternoon "pick up" time is especially bothersome since parents begin lining up 30-45 minutes before school is dismissed, resulting in gridlock. While my driveway is effected by this traffic, typically parents are considerate and do not prevent us from leaving or entering our property. I have witnessed several "near misses" involving vehicles, including school buses, and school children on foot.

My plea is that traffic design considerations minimize additional traffic volume in the area of the schools.

(2) AESTHETICS. My assumption is that the structures in the development will face Oak Ridge Highway, resulting in the "back doors" facing Beaver Ridge.

I trust the Commission and the developer will harmonize their creative talents in such a manner as to make the Beaver Ridge view as pleasing and natural as possible. Certainly, the residents on Beaver Ridge deserve the courtesy and respect to not be forced to view "back door ugliness".

This document is respectfully submitted in appreciation of the difficulty of your responsibility to insure that economic development and community needs are balanced in such a way as to advantage both and disadvantage neither. Thank you for your consideration of my concerns.

Respectfully submitted,

Wayne S. Heatherly

Fax copy: Commission Director, Holrob Investments, LLC, and Dr. Charles Lindsey