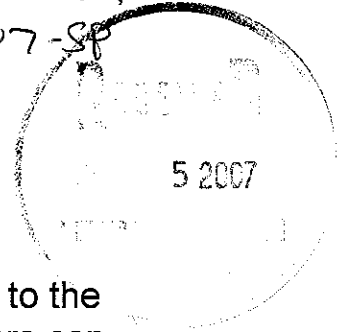


*Porusseau*

8-C-07-22

8-A-07-SP

Metropolitan Planning Commission Meeting  
August 09, 2007



We would like to address with you some of the concerns our community has over the possibility of adding 50 to 100 homes to the area. The roads in Colonial Village are not wide roads. Two cars can pass on most any road except Stonecress Lane without difficulty, but you certainly have no room to spare. One traffic light controls the flow of traffic pulling onto Chapman Highway which can be a problem in the mornings with rush hour. Adding 50 to 100 additional cars would create a lot of problems with traffic. According to MPC, this will result in at least 558 vehicle trips per day.

1. The planned location for this building would dump 50 to 100 extra cars into narrow curvy road which is W. Ford Valley. W. Ford Valley cannot accommodate the added traffic. All the roads leading to Chapman Highway from Stonecress Lane are narrow roads. The traffic on Stonecress Lane would be impossible since two cars cannot pass now. We have pictures available to show the existing road. The builder has said he would widen the road. How is this possible since the road is outside the county right of way and would be in the creek? Two bridges would have to be constructed over the creek on both ends of the road. Who will pay for all of these improvements?
2. The creek that runs through the entire length of Stonecress is fed from wet weather springs flowing from Browns Mountain. Many times in the past 40 years the creek has overflowed its banks and the bridge has been impassable for several hours until the water goes down. The vacant property on Stonecress has been completely flooded when the creek overflows.
3. Several pictures have been taken of the damage which occurred when Walmart built on Chapman Highway several years ago. The blasting cracked foundations and walls and that is two miles away. This property is full of rock and blasting will have to be done to prepare the land for building. With the

exception of 2 houses on the street, the rock in this area was so bad, basements were impossible to build. If damage occurs, who is responsible for these damages?

4. There are existing water lines and a sewer line. What happens to these lines and who is responsible for replacement?
5. The principle at Mooreland Heights School was contacted and according to him, Mooreland Heights is filled to capacity. This again presents a problem.

The neighbors have discussed dividing property into 5 acre tracks which would result in 5 to 6 houses and the existing road would be suitable to accommodate no more than this.

Problem with damage to existing homes is still an issue to be considered but the possibility of less damage occurring with less homes being constructed.