

Regina Katz

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Good afternoon,

I am writing this in response to a mailer that I received for development of these two parcels of land in my area. I have been a full time resident of this area since 2004 and land owner since 2002. I have watched as this area has boomed with growth. I have several concerns to express about this project and many others that have recently started or are wrapping up. First of all, the road structures in this area have not changed one bit in all these years to accommodate the high traffic this area sees. Living on Yarnell Road, we already see overflow from the interstate backups and we also see a large quantity in traffic due to avoidance of the truck scales on the interstate in between Campbell Station and Watt Road as well. The number of oversized trucks with massive trailers filled with cars, semi's and even dump trucks on this road, often times traveling at high rates of speed and over the line because they are too big to be on the road to begin with, is alarming. This is a rural area with lots of families with kids and tons of animals both domestic and wild, there shouldn't be this much of an issue with traffic back here. But yet there is.

The roads here are also in great need of repair and expansion in order to properly handle the capacity that they see. Currently Yarnell Road has a closure at the end of it near Everett Road that residents were only told of one day before it closed. That project is expected to be well into 2021 before it is completed. Everett Road has seen two closures in my time living here, once for a road repair due to a cave in and the other was when two subdivisions were going up and the road and sidewalks were being revamped for those subdivisions. Campbell Station has also had two closures in my time here, once to redo the bridge and expand it and the other was also due to a cave in on Campbell Station. That repair has been made at least twice now, and is still unresolved to this day, as the road soon had a depression appear right after all the work was done to it last time. At some point that is going to have to be properly addressed and the problem solved by cleaning that whole hillside out and putting another bridge there to stabilize the road and hillside. This is not even addressing the other areas in need of repair from potholes and excessive use by commercial vehicles from all the subdivisions being built. Campbell Station Road is simply not capable of continuing to bear the burden of the expansion of this area without something drastic taking place to overhaul it. But if growth continues to happen, and right up on the road frontage as well, there isn't going to be a space to expand the road in.

This particular project is calling for beautiful, rolling, natural farmland and hillside area to be turned into a manmade monstrosity with 196 dwellings. Given the rapid rate of growth the area has already seen, when will enough be enough? Fretz Road is already being developed with what will ultimately be thousands of homes. There have been 2 big apartment complexes built, one on Campbell Station Road, the other right off of

Snyder. There are several more apartment complexes within a 10 mile radius of this area too. Yarnell Road has had 5 subdivisions built in the last 3-4 years alone. Campbell Station Road has had 5 subdivisions that have been built in the last 5 years as well, with all but one of them being in the last 2 years. Then there is also the recent development of the area at Ridgeland & Black Road, just off of Campbell Station Road. The condo development took a beautiful farm there and then the new development on Black Road has also disturbed the hillside tremendously and probably with lasting effects that will surface in years to come with progressive erosion. Black Road was also poorly designed as that tiny road is only about a car and a half way and not even a full two car width travel space. Seriously, at some point the brakes have to be put on and we have to take a step back to review what is happening to these areas.

Many of the residents of this area purchased our land because we were in the country more so and we wanted to enjoy the rolling landscape here. We did not have in mind a thriving metropolis of sorts moving out here. The integrity of the agriculture property needs to be maintained and not forced upon the residents to rezone our area into residential. We do cherish our slice of heaven out here and want to see it stay this way for as long as possible. Please stop overcrowding and underserving this area. You are doing the land, the environment and the residents a great disservice by allowing all these corporations to continue to profit so grossly on their cheaply made homes that are eyesores to this community.

On one last note, the latest subdivision that is underway just across from the projected site of this 196 unit development, codes enforcement needs to be on top of that project. Not only have they built those homes on tons of fill dirt that will continue to settle and have problems develop over time, there is one home that has been built dangerously close to the edge of the retention pond that has already failed once in the last year. When the walls of it collapsed, the force of the waterflow took out a culvert pipe on a home just downstream on Campbell Station Road and it took months for them to get that problem fixed. That home is in great danger of being compromised and having structural issues once the dirt settles more and when/if that pond caves again.

I implore you to exercise great caution in approving the rezoning of this land and to also rethink further construction out this way until the planning commission can form a better plan of action to address concerns that are already out of control.