

I am writing to address the upcoming rezoning for properties on Campbell Station road located at 1737 N. Campbell Station. (Cases 11-C-20-RZ & 11-A-20-SP) I own two properties in the Hardin Valley area and am concerned with all the sizeable new housing communities' being rubber-stamped for approval in an oversaturated market. There are many reasons to deny this rezoning; here are a few of my concerns.

First, the road access to the proposed property is insufficient to accommodate the projected additional 1985 cars on this road. A recent mobility study performed for the Hardin Valley area stated, *"North Campbell Station Road is one of few north-south connections within the Hardin Valley community, providing access to residential areas within the study area and key commercial destinations (Turkey Creek, Northshore Town Center, etc.) south of Interstate 40. Given the terrain limitations in this area, the curvature of North Campbell Station Road creates some significant safety challenges related to all drivers, limited sight distance, and narrow lane widths."* Per this study, the road is not sufficient to accommodate the current population. Now, you consider allowing a subdivision entrance on a dangerous curve on this road, increasing the traffic flow.

Second, the land surrounding this proposed development is zoned Agricultural or rural residential. The majority of these lots are single-family homes on 15 plus acres. This development would be inconsistent with the adjacent properties.

Thirdly, the Hardin valley School system is at capacity and can not accommodate the number of new students this development will bring. There are at least three large neighborhoods already in process in Hardin valley that will add to schools' overcrowding. The elementary school is adding a fourth portable classroom due to overcrowding at this time.

We would appreciate the planning commissions assistance with a more natural development pace in the Hardin Valley area. For this to happen, large subdivisions' approval needs to stop until the infrastructure's strain and schools' overcrowding can be addressed. We ask that you please deny the request to rezone this property. Thank you for your time and attention to this matter.