

Planning Commission,

I urge you to take a close look at 9-SB-21-C & 9-C-21-UR. The applicant, Homestead Land Holdings, is requesting approval to build an 80 home subdivision. The problem I have is this is two totally separate developments they are trying to roll into one! The first development is 47 single family homes along Hardin Valley Rd and the second development is 33 units (11 Triplex townhomes) inside of the Massey Creek Subdivision. Each of these developments will have their own entrance/exit and will not be connected in any way!

The Massey Creek neighborhood has a beautiful boulevard entrance at Hardin Valley Rd. The neighborhood's sign is bricked in right next to Hardin Valley Rd. This entire boulevard entrance is irrigated, lighted with private street lights, sodded, professionally mowed, professionally landscaped, and professionally fertilized. Allowing another developer to use our entrance for a separate development is a terrible decision. Who is going to pay to maintain this area? How do we include 33 more homes in this? I am attaching pictures to show the concerned area.

I am asking for your vote to *DENY* Homestead Land Holdings on this development because:

- 1) They have submitted two separate developments instead of one. (47 single family along Hardin Valley Rd and 33 attached homes with a completely different entrance and zero connectivity)
- 2) Townhomes are extremely inconsistent in this area and neighbors are very concerned of devaluing current single family homes in the area as well as the high density.
- 3) The proposed entrance/exit for the 33 attached homes is on Mission Hill Ln which is the boulevard entrance to the Massey Creek neighborhood & is professionally maintained by the Massey Creek HOA
- 4) Massey Creek HOA expressed interest in purchasing this portion of the Hoppe Farm which would put full control of the land and use of Mission Hill Ln on the Massey Creek HOA instead of another developer that had nothing to do with the recent development of Massey Creek.

