

This property is already in the process of being cleared even though the purchase is still pending. I suppose the Brown family could be clearing the land as a kind gesture to the developer but more than likely, it is the developer, who doesn't even own the land yet, who is clearing it. This gives the community the impression that the rezoning and building of a subdivision here has already been decided and that the developer could care less about the community concerns. Furthermore, this property should not even be up for discussion on December 9th, considering the signage notifying the public of the request is not in compliance with the 12 days prior to the scheduled meeting that it should be posted. The signs were posted on December 3rd, just six days prior to the 9th.

In the Northwest County Sector Plan, this property is not located in the Planned Growth Area. It should stay as no more than 1 du/acre until a new plan is in place. Regardless of whether the property can be rezoned from Agricultural to PR based on what else has happened in the area, does not make it the right thing to do. Very few points of the Northwest Sector Plan from 2016 have been carried out in the development of Hardin Valley. In fact, many things have gone in the opposite direction. At what point are we going to look at a rezoning proposal and ask how it benefits the community and make a decision based on what is best for the community and the long term vision as laid out in the Northwest Sector Plan?

In addition, this proposed subdivision does not even come close to satisfying the performance metrics outlined in the Hardin Valley Mobility Plan, of which Safe Harbor is a stakeholder, and collaborator:

1. INCREASE ROADWAY SAFETY 2. PRESERVATION OF RURAL AREAS, OPEN SPACE, & HILLTOPS 3. INCREASED OPPORTUNITIES TO WALK AND BIKE 4. GREATER CONNECTIVITY TO INTERSTATE & MISSISSIPPI PKWY 5. DEVELOPMENT OPTIONS THAT REQUIRE LESS DRIVING 6. HOMES ON LARGE LOTS 7. ACCESS TO JOBS, SHOPPING, AND SCHOOLS 8. DIVERSE HOUSING OPTIONS 9. GROW IN UNDEVELOPED AREAS 10. REDUCE GREENHOUSE GAS EMISSIONS

Why do we have sector plans, growth plans, and mobility plans if they are not going to be used as a foundation for planning decisions? I have read the rezoning request from the applicant, the staff's recommendation and the applicant counsel's response. All parties are referencing the Sector Plan, including myself, but it was assembled in such a way that you can attempt to argue compliance from either direction. That leaves us with what makes sense for this community with this project. I hope that those who are making the final decisions can weigh the pros and cons and make the decision that is best for the community at this present time, not the developer, planning commission, seller of the property, counsel or anyone else except the Hardin Valley community.

Approving this property for anything more than 1 du/acre at this is not best for the Hardin Valley community at this time.