

January 9, 2022

re: File Numbers 1-N-22-RZ & 1-E-22-SP

I have been a resident of Chips Crossing condo community for almost 24 years, and my property backs up to the properties under rezoning review. Please note I am sharing this information as a neighbor, and NOT on behalf of the Chips Crossing Homeowners Association.

My biggest concerns are the following:

1.) Stemming from heavy rains, I have neighbors further down Norway Street that have had their units flood, twice, within the past three years. Heavy rains also cause the back yards of the first two units on Norway street (at the community entrance), to also flood, along with nearby parts of the properties in question. This is believed to be from runoff along the boundaries between Chips and the properties in question.

a.] Is this known by the planning commission and what additional investigation may be required before proceeding with approval or development?

b.] Where will the new communities' runoff and storm sewers drain to, and could there be any negative impact to Chips, or the other neighboring communities?

c.] Specifically, will there be enough downstream sewer capacity when deluges occur?

d.] Knowing there has been prior flooding, and as there are sections of parcel 105AA017 with slope, will the developer be under any additional requirements to provide storm water barriers during construction, that can handle unexpected and significant rain runoff?

2.) Have the commissioners or planning staff driven Troutman lane up to the property access point? If not, be advised the road is only wide enough for one car in places, with blind hills. Additionally, turning on to Andes from Troutman occurs from banked pavement, and at the bottom of a hill with curvature. Additionally, the intersection with Cureton Road is close by, which has significant traffic, especially during the morning and evening rush hours. Even in the best of weather, or a clear night, it can be a dodgy event to pull safely onto Andes. Additionally, traffic on Andes will only increase as the Schaad Road extension progresses.

a.] If possible, I would suggest post-development property access on Troutman be denied, unless there is prior county, or developer required, road improvements. Otherwise the planning commission would be inviting future accidents up and down Troutman as well as on Andes.

IN SUMMARY:

I lament the potential loss of the Buckners and their agricultural property as-is. However, I'm neutral overall on the development, as we cannot stop progress. I am in-agreement with the recommendation to reduce the zoning up to 5 du/ac. However, I suggest the planning commission require further investigation into the existing and potential construction runoff issues, future storm sewer drainage, and deny property access from Troutman. This would benefit the existing communities, the proposed Turner development, and overall safety.