

Because of Covid risks I must avoid attending the Jan 13th meeting; however, I want to state my concerns and opposition to the proposed rezoning 2-G-21-RZ and 12-A-21-SP.

The current version of the Small Area Plan is still the only approved version and while an update is in process that is no justification for deviating from the current plan at this time. The value of a plan is to set standards until otherwise changed. While any proposed revisions to the current Plan may be completed in February, it will not be final until affirmed by both City Council and County Commission. To rush into a rezoning at odds with the current Plan so close to its reconsideration defies good community planning. To assume any Planning Staff or Commission proposals will simply be rubber stamped is to make a mockery of the entire process and basis for consensual review and approval.

The current Small Area Plan specifically includes the Objective of "5. Protect the character of neighborhoods adjacent to Alcoa Highway," and the Principal of "2. Create **MORE INTENSIVE BUFFERS** for the adjacent established neighborhoods [Emphasis mine].

A major amenity of Martha Washington Heights since its inception has been a well buffered separation between the highway and the subdivision entrance consistent with Objective 5. An entrance sign at the highway was not merely decorative but helpful to visitors as even the presence of the neighborhood was otherwise obscured.

Alcoa Highway and service road construction at the entrance to Martha Washington Heights has already compromised Principle 2. However, that is not a justifiable reason to further compromise the Principle by the rezoning of the property before you. Growing more commercial opportunities seems unrestrained. Growing or preserving buffers and green spaces once lost is typically irretrievable.

I urge you to reject or postpone consideration of the proposed rezoning until the updated Small Area Plan is completed and approved.