

As a neighboring Massey Creek resident, I am writing to express my concerns to the modifications proposed to of Mission Hill Lane. While the local community may be unable to prevent development, nearly all residents in the Massey Creek neighborhood are completely opposed to the addition of single-family dwelling and townhomes that will have ingress/egress directly on Mission Hill Lane. These additions will cause traffic and safety problems, create more issues with schools that are already over-capacity, and potentially lower the property values of the existing community. Note that the Massey Creek HOA is currently funding the upkeep and maintenance to this boulevard.

If this is approved and the planned development is completed, the neighborhoods surrounding the property will witness a dramatic increase in traffic in an already congested area, which may lead to more accidents, injuries or fatalities. The safety of pedestrians is of paramount importance as neighborhood traffic will surge during morning and evening rush hours. The traffic surge during morning hours will negatively impact the safety pedestrians, as pedestrians frequently walk the boulevard at the entrance of the subdivision; this is a notable risk to all pedestrians. Additionally, nearby intersections simply cannot handle the increase in traffic that will occur if this proposal is permitted. Hardin Valley Road does not allow for heavy traffic as the street is narrow and does not allow for turn lanes, notably limiting traffic flow.

Schools in the area are already being reported at over-capacity and approval of these dwellings will only add to the on-going issue. These type dwellings/subdivisions are impacting density dramatically within the area and this development along with multiple new proposed subdivisions to the area must be considered.

The current proposal is incompatible with surrounding properties. While it is understood that this is not an extension of existing neighborhood, the location gives a perception of mixed-use properties. This is inconsistent with the neighborhood context and homeowners have concern with the impact to property values.

I am hopeful that these items can be taken into consideration for the review of this proposal as we appreciate your continued service and support of our community.