

## Regarding Rezoning Application 2-A-22-RZ

I am writing today to express significant concern with the proposed rezoning of this property to a Low Density Residential Zone of 5 units per acre. Several years ago this same request or a very similar request at the same location came forward to the MPC and the ruling established less than 4 units per acre and zoned Primary Residential. I do not want to stand in the way of development, but also do not want another “crammed” tight development with added traffic to an already very congested and traveled road, and increased concrete (roads, driveways) which would create more water run off and add to the flooding issues this area has had for years. Zoning this area with 5 units per acre will create many of these problems.

The majority of the land ( about 3/4 of it ) is established to be in the Hillside and Ridgetop Protection Area ( HRPDA) This classification means that there is an allowance of 2 units per acre on county land, due to its slope of 15-25 percent. So, this has been established by land slope and shouldn't be ignored in this process. This is the county's definition and should be abided by in any ruling on this request. The only part not heavily sloped on this land, is closest to the creek bank at the bottom. It's our opinion that the rezoning should take into consideration the large majority of the land and factor the HRPDA into the final decision for rezoning and at worst remain the same as it currently is. The only real level part is at the top where the current resurgence is and we understand that cannot be removed or developed up there.

In summary, I am opposed to this rezoning request as it is bad for the environment, bad for traffic congestion, and perhaps most importantly goes against previously defined rulings on the density of development on that property given the extreme slope of the property.

Sincerely,  
Michael Langenberg  
Concerned Resident