

Commenting on behalf of where I grew up on Irwin Road and where I have family members that still live on Irwin Road. I still visit several times a month.

To start with I feel that the proposed usage of this acreage is suspicious. We have heard several different versions..not going to build but 13-15 rental units on 54 acres or building 3-5 homes per acre with a guesstimate of approximately 150 plus rentals. Also heard going to build a 8000 sf home somewhere on the development along with the rental units. My guess that 150 + unit build is how it will be eventually. Why would you buy 53+ acres for only 13-15 rental units. Sounds like they just want to get the foot in the door and then develop 150 units as they please.

We have seen a lot of progress in the neighborhood. Younger families have started moving their families back into the neighborhood because it is known to be a safe area. It is fun to see the next generation enjoying the good neighbors and well kept homes by people who really care. This was a great neighborhood to grow up in and should be the same for these young families. There is no sidewalk proposals etc and concerned about how the children within this development would access the school buses etc. School buses are navigating a curvy, narrow ,hilly road during peak traffic hours now.

When Crown College / Temple Baptist church was developed it had and still does have a major impact on the number of cars that travel through this area. The entire road from Central Avenue to Oakmeade is narrow ,curvy and hills. The speed limit is not at all observed or monitored. It does not surprise anyone when a car hits mailboxes, wrecks, hit ditches or just ends up in your yard. Cant count how many times cars are unable to navigate the roads. We have had our fence totally destroyed when a car lost control coming down the big hill closest and plowed into a culvert. This is along the proposed development. There is no way I would even attempt to walk along the road at proposed development area. It is so narrow that cars have to squeeze over to the sides. When the cars are exceeding the speed limit they often are on the wrong side of the road. I know that the school bus must have to encounter these types of situations on a daily basis.

Just looking at some traffic usage reports with other similar development it shows that this could add several hundred+ plus cars through this area. There is absolutely no spot along that proposed development that will not be a "blind" entry onto Irwin Road We are are just down the bottom of the hill and the best way to get out of our driveway is to roll your windows down and listen for oncoming cars. Sometimes you just pray ,count to ten and pull out.

Water runoff and flooding is common with heavy rains. The culverts often overflow and have made the road in the development area impassable. Imagine when the forest trees and ground have been removed. There are streams that will be involved with this development and they have a lot of run off water from the ridge and no doubt without the trees etc will end up affecting homes that are in lower laying areas. This could certainly affect the livability and property value.

I have reviewed some of the other "rental develops" by this builder and do not want these type rental units in any well established neighborhood. There are renters that take care of their home and can certainly recognize those that do but, more frequently they do not maintain.

There is a lot of wildlife roaming along the ridge and the wooded areas. These animals have slowly been pushed towards Irwin for safety due to the current commercial development on Callahan Road.

Neighborhoods like this need to be preserved and protected. There is no part of this development that appears anything but deceptive.