

These comments are in response to the rezoning request on Thompson School Rd. in the Gibbs community (4-M-22-RZ). My assumption in making these comments is that the request refers only to the 95-acre parcel (012 209) referenced in the transportation analysis document. The rezoning request lists 108 acres, but it is unclear where the additional 13 acres (not an insignificant difference) would be located or if this is just an error.

I ask that commissioners consider a few points before moving forward with this request. The existing zoning already allows for a level of development (1 unit/acre) that if built in the near future would likely be a significant burden on existing inadequate infrastructure and the local environment. As others have mentioned, the roads in the direct local area (Thompson School Rd., Karnes Dr.) that would be heavily used by residents in this planned development are very narrow, with no shoulder. Pedestrians are not uncommon in this area given the existing density, and increased traffic would likely only increase risk of accidents. This is the existing situation even before the developments currently under construction in the immediate area have completed their first homes which will soon bring many more residents.

Similarly, due to the terrain, stormwater management is an existing issue. Limited investment in stormwater management infrastructure both by the county and past developers has created a situation that will likely soon reach a tipping point. In this case, it's not hard to imagine the effect of taking what is essentially a 95-acre sponge of field and forest (and a portion of flood zone), grading across the slopes, and then turning that into a large percentage of impermeable surfaces of houses, garages, and pavement. The stormwater from our large late winter rainfalls and strong summer thunderstorms will now have to go to someone else's property downslope along Kerns Branch and Beaver Creek. It would seem wise to first improve infrastructure to at least meet the needs of existing residents before greatly increasing development in the area.