

I oppose the rezoning of this property to a higher unit density for the following reasons:

- Impact on school capacity when Hardin Valley schools are currently already at capacity
- Higher density zoning directly across from the schools will result in too much traffic congestion on the stretch of Hardin Valley Road that would be most dangerous to the children.
- Hardin Valley has lost too much of its green space and lacks parks and outdoor public areas. Higher density zoning will decrease the green space which the community residents consider valuable.
- Higher density zoning will result in more strain on utilities.
- Community residents are proud of the natural aesthetics of Hardin Valley, and continuing the trend of high density zoning creates a less desirable place to live.
- The development of this property should be aligned with the neighboring property, Chestnut Grove, which has low-density of one unit per acre.
- Higher density zoning is resulting in more deforestation. This property contains old-growth trees and wetlands which should be preserved.

For these reasons, I request that the zoning application be denied, that no other zoning option be considered, and that the property be developed in its current zoning designation. I ask the Commissioners to abide by and comply with the Northwest Sector Plan and to consider and enforce the Hillside Protection policy. If the Commission changes the zoning, I request that conditions be added to create a vegetative buffer around the property with sufficient building set-back requirements, and road frontage buffer for community aesthetics and pedestrian safety.