

I am sure you are being inundated with calls and comments regarding the proposal for 4515 W. Emory Rd. I would also like to voice my strong opposition to the project. As you are well aware Emory Rd has had substantial growth over the past couple of years that have led to many traffic issues. The citizens of this community of been voicing their disapproval and concern since day one and asking that the traffic issues be handled prior to building any more large subdivisions. Now it has come to our attention that Smith Build is planning another 1103-unit development on Emory Road which will be composed of not only residential units but also commercial properties, restaurants etc. As a homeowner in the Washington Heights Subdivision this sickens me. Due to the growth on Emory Rd, it is already a hazard every single time I try to pull out of our neighborhood and now they want to build another 1103 units. We do not have the infrastructure to support such a development. The citizens of Karns and Powell have been asking for improvements to the road for years and nothing has been done. I would request prior to building yet another large neighborhood that a traffic study be conducted and the issues that already exist be taken care of. I would also like to strongly oppose having commercial businesses and restaurants located this close to residential neighborhoods. We moved to the Karns/Powell community for the rural small town feel. If we wanted to live in a "Turkey Creek" we would have purchased there. It is sickening to see the small communities overrun by power and money hungry companies like Smith Build. I fear that building a multiuse complex will not only lower property values for the adjoining neighborhoods but also make the crime rates in our area increase. As our Planning Commission we are asking for you to speak up for those of us who have been screaming for years and feel unheard. I am asking that this proposal be denied or sent back for a reconfiguration that would not have such a strong negative impact on our community.

Thank you for your time and consideration.