

My thoughts about 1-A-24-RZ:

Transitioning from vacant land to a low-density residential 5 du/ac development involves several considerations. Here are some of my major concerns:

1. **Zoning and Regulations:** Are there proposed restrictions on density, building heights, setbacks, and other parameters? What are they?
2. **Infrastructure:** Has an infrastructure impact study been conducted for this area? Can the existing roads (which are very narrow), water supply, sewage systems, and other utilities support the new residential development? What impact will this have on existing nearby property owners? Are there contingency plans for upgrading or expanding existing infrastructure if necessary?
3. **Environmental Impact:** What are the potential effects on the ecosystem? This includes considerations for water quality, wildlife habitats, and any endangered species that may be in the area.
4. **Traffic and Transportation:** What will the impact of access to this development be on existing traffic flow? Traffic will be impacted from Snyder Road to Gilbert Drive to Outlet Drive to Campbell Station Road and to Lovell Road. Increased residential development may require improvements to roads to accommodate the additional population. Are there contingency plans?
5. **Amenities and Services:** Has the consideration the availability of amenities and services in the vicinity, such as schools, healthcare facilities, and recreational areas been evaluated? Can you ensure that the new residents will have access to essential services?
6. **Utilities and Services:** What impact will this development have on existing utility services like electricity, gas, and internet? Can the existing utilities adequately support the new residential area? Are there any proposed upgrades or expansions if necessary?
7. **Impact on Property Values:** What is the potential impact on existing property values in the area? A well-planned development can enhance property values, but poor planning may have the opposite effect.
8. **Landscaping and Green Spaces:** What is the proposed plan for sufficient green spaces and landscaping to maintain a balanced and aesthetically pleasing environment? This contributes to the overall quality of life for residents.
9. **Stormwater Management:** How will the development impact effective stormwater management procedures and prevent flooding and soil erosion? This is crucial for maintaining the ecological balance and protecting the new development from natural disasters. This area has had serious drainage problems in the past.

Addressing these concerns through comprehensive planning and collaboration with local authorities and communities can contribute to a successful transition from vacant land to low-density residential development. Inadequate planning will not only affect the proposed development but more important have a negative impact on the existing residents.

I hope you have done your homework!

Kindest regards,

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