

I strongly oppose the proposed construction of any medium- or high-density residential buildings within the established low-density, single family neighborhood of Gettysvue. The planning commission has denied previous attempts to rezone this piece of land within Gettysvue for good reason. That rationale remains with this most recent attempt by the developer to put short-term personal profits over the long-term viability and well-being of existing and future residents.

The reasons to deny this rezoning request, which have not been mitigated by the new proposal, include:

- The proposed units violate the HOA covenants for size, height, occupancy, and density-to-acreage that every other homeowner in the community agreed to and relies upon to maintain the integrity and property values of our homes. Independent real estate professionals not associated with the applicant agree that these new units would reduce the market values of the surrounding homes. Lower property values translate to lower tax collection. This impact would have a ripple effect across Gettysvue properties, ultimately reducing the property taxes that this affluent neighborhood contributes to the county for the common benefit and future growth of the broader community.
- The increased traffic within the neighborhood, where there are no sidewalks, will further endanger walkers and bicyclists. In particular, the number of additional drivers going in and out to reach the proposed new developments will significantly reduce the safety of the numerous middle and high school children who must walk between their homes and the bus stop at the entrance on Westland Rd. every day during morning and afternoon rush hours. Moreover, Gettysvue is within the zone of parental responsibility for A. L. Lotts elementary school, which means elementary-aged children must walk or be driven to school through neighborhood streets not planned to handle the volume of cars and pedestrians this development would create.
- The years-long construction of the proposed units will exacerbate the aforementioned safety issues for all residents, as well as severely degrade the quality of life of current residents due to construction noise, pollution, and equipment and materials traffic.
- Construction of the proposed buildings will negatively impact the surrounding environment, which is prone to flooding and sinkholes.
- The surrounding infrastructure is inadequate to handle the strain of these proposed units. The existing roads to get to nearby commercial sectors do not have the capacity to scale for this many new residents, nor do the zoned public schools that are already at full enrollment. Likewise, the water, electrical, gas, sewage, and trash services for the area are not scoped for this level of growth, nor are the emergency services resourced to meet the critical needs of this many new people.

While I do not support this current proposal, I have no objection to the developer building single family homes or a three-story, 4 - 8 unit condo townhome that aligns with existing HOA covenants, similar to what is currently under construction at the other end of Gettysvue. I urge the planning commission to continue its past good judgment by denying this request to dramatically change the long-standing Gettysvue zoning parameters that have been upheld several times over in previous adjudications. Thank you.