

Hello,

I am a resident of Brookhaven subdivision. I am writing to express my strong opposition to the proposed development of six units per acre on this 20-acre parcel of land adjacent to my neighborhood.

The roads in this area are already extremely congested, and traffic frequently backs up to the point where it's not only a huge headache for residents, but also even causes school buses to not be able to complete their routes on time, since they're sitting in traffic – and sometimes have to wait several minutes to even be able to turn out of existing neighborhoods onto Karns Valley Road. The addition of this new development will exacerbate these issues, making it even more difficult for residents to navigate the area.

In this document, you will see pictures of traffic on Karns Valley Road in the morning - it backs up from the traffic light at the intersection of Karns Valley and Oak Ridge Highway all the way back to the entrance of Brookhaven (and further, at times). In addition, traffic traveling west on Emory Road is also backing up from the new traffic signal at Byington Beaver Ridge Road - up to 1.5 miles (all the way back to Alicia's Vineyard condo development) routinely in the mornings. And, it's my understanding that the lot at the corner of Byington Beaver Ridge Road and Emory Road is considered to be zoned for commercial use - not sure what that might be - but that only adds to the problem.

In the afternoon, as I come home - usually around 4:30, which is technically before "rush" hour, traffic going east on Karns Valley from Oak Ridge Highway routinely backs up all the way back to the Sports Park. It has taken me up to 7 minutes to get from OR Highway to the entrance to my neighborhood during these times (it should be about a 1-minute drive under normal circumstances).

Furthermore, several new subdivisions have already been built in this vicinity, including two large developments currently under construction on West Emory Road (where it intersects with Karns Valley). The current infrastructure is inadequate to support this continued growth. The existing roads, utilities, and public services are already stretched thin, and adding more housing will only worsen the situation.

I am also concerned about the effect this proposed rezoning and subdivision will have on Beaver Creek; we already have flooding issues during heavy rains, and I'm certain this will also make that situation more dire. I've also included photos of flooding in my neighborhood that occurred in 2019. There have been other flooding incidents since then, but these are the only photos that I captured.

I urge the commission to reconsider this proposal and to prioritize the improvement of our infrastructure before approving any new developments. Our community's safety and quality of life depend on it.

Thank you for your attention to this matter.

--Amy Pickney
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Traffic backed up on Karns Valley Drive



Flooding – Brookhaven neighborhood, Feb 2019



