

Myself, and several other local residents are interested in the details of the proposed rezoning on Shady Lane. I called the County to receive a copy of the proposed site plan and apparently it is not available at this time. Without a site plan, it's difficult to evaluate the proposed changes.

Our questions/concerns:

1. What types of buffers are planned, both on the Beaver Brook CC side of the property and on the Shady Lane side of the property. Will existing, mature trees be maintained as part of this buffer?
2. What is the plan for sidewalks and other means of protecting the public from the increased traffic associated with the development? At this time Shady Lane is a quiet, low traffic lane and is used by residents for walking, biking, etc. Additionally, and probably more important, school age children use Shady Lane to walk to and from the school bus stop. How will this be address so no one is put at risk?
3. The property associated with the rezoning is in a low lying area and has several creeks on it. Shady Lane is prone to flooding in heavy rain events. Will the development improve the drainage situation on Shady Lane, or contribute to increased flooding and drainage issues? This should be taken into account in the site plan. The situation is less than desirable today, and becomes more of a safety issue if traffic is increased.
4. What considerations are there for access to and from Cunningham Road? Are turn lanes being added as part of the rezoning approval? Traffic on Cunningham continues to increase as the County allows more residential development in the area. This proposed development contributes to the increases.
5. Will the proposed rezoning and associated development match the character of the area and the existing residences? Most houses are brick, or partially brick. Most lots are large with good spacing between houses. There are some attached housing units, but these are brick and very nice in appearance. How will the County control the proposed future development to ensure it maintains or enhances the character of the area?

Thank you for your consideration.

Jim Kidd