

To Whom It May Concern,

I am writing to express my strong concerns regarding the proposed rezoning of property file number 3-H-25-RZ. As the owner of the property at 2201 Fallen Oaks Drive, which adjoins the proposed rezoning area to the east, I believe this rezoning will negatively impact our neighborhood and my property.

My specific concerns are as follows:

- **Diminished Property Value:** The proposed rezoning is likely to diminish the value of our property. Our homes represent a significant investment and are a crucial part of our retirement planning. The increased density associated with the rezoning poses a threat to the current property values in our area.
- **Increased Housing Density and Fire Hazard:** The proposed rezoning allows for a house density of 3.5 dwelling units per acre (du/ac). Based on Ball Homes' past developments, where they often build with approximately 12 feet between houses, this creates a significant fire hazard. The incident in "Reserve at Hickory Creek" subdivision, where a house fire spread to neighboring properties, serves as a stark example of this risk. This not only endangers homeowners but also leads to increased insurance rates for the entire community.
- **Increased Traffic Congestion:** West Gallaher Road is not adequately equipped to handle the increased traffic that will result from the proposed rezoning. This will create a hazardous situation for drivers on Hickory Creek and West Gallaher Road, particularly during peak hours.
- **Overcrowded Schools:** Our local schools are already experiencing overcrowding. The influx of new students from the proposed development will exacerbate this issue, negatively impacting the quality of education. The student-teacher ratio is a critical factor in student progress, and increased class sizes will have detrimental effects.
- **Degrading Road Infrastructure:** Our local roads are already showing signs of wear and tear. The increased traffic from the proposed development will further accelerate their degradation, leading to increased maintenance costs and potential safety hazards.

I urge you to carefully consider these concerns and the potential negative impacts of the proposed rezoning on our community. I request that you deny the rezoning application to protect the property values, safety, and quality of life of existing residents.

Thank you for your time and consideration.

Sincerely,

Michael and Angela Tuck

2201 Fallen Oaks Drive