

Subject: Opposition to Proposed Development Plan by Whorley Builders – Excessive Density and Unsafe Traffic Design (Property on South Gallaher View Road)

I am a resident of Westland Meadows off South Gallaher View Road. I am writing to express strong opposition to the current development plan submitted by Whorley Builders for the property recently purchased near my home.

The proposed concept plan, which has been shared with members of our HOA, calls for approximately 27 residential units on a relatively small tract. To accommodate this high number of units, the developer is proposing:

Three separate new access points directly onto South Gallaher View Road, and

An additional 14 driveway connections serving roughly 14 homes onto an existing narrow side street. Photo attached of how they plan on doing this.

This design will dramatically increase traffic volume, create multiple new conflict points, and pose serious safety hazards for existing residents, school buses, pedestrians, and cyclists who already use these roads daily.

The surrounding area is zoned PR at 1–4 dwelling units per acre, with only one nearby property permitted up to 5 du/ac. Allowing 6+ du/ac on this parcel represents a significant and unnecessary departure from the established development pattern of the neighborhood and will permanently alter its low-density residential character.

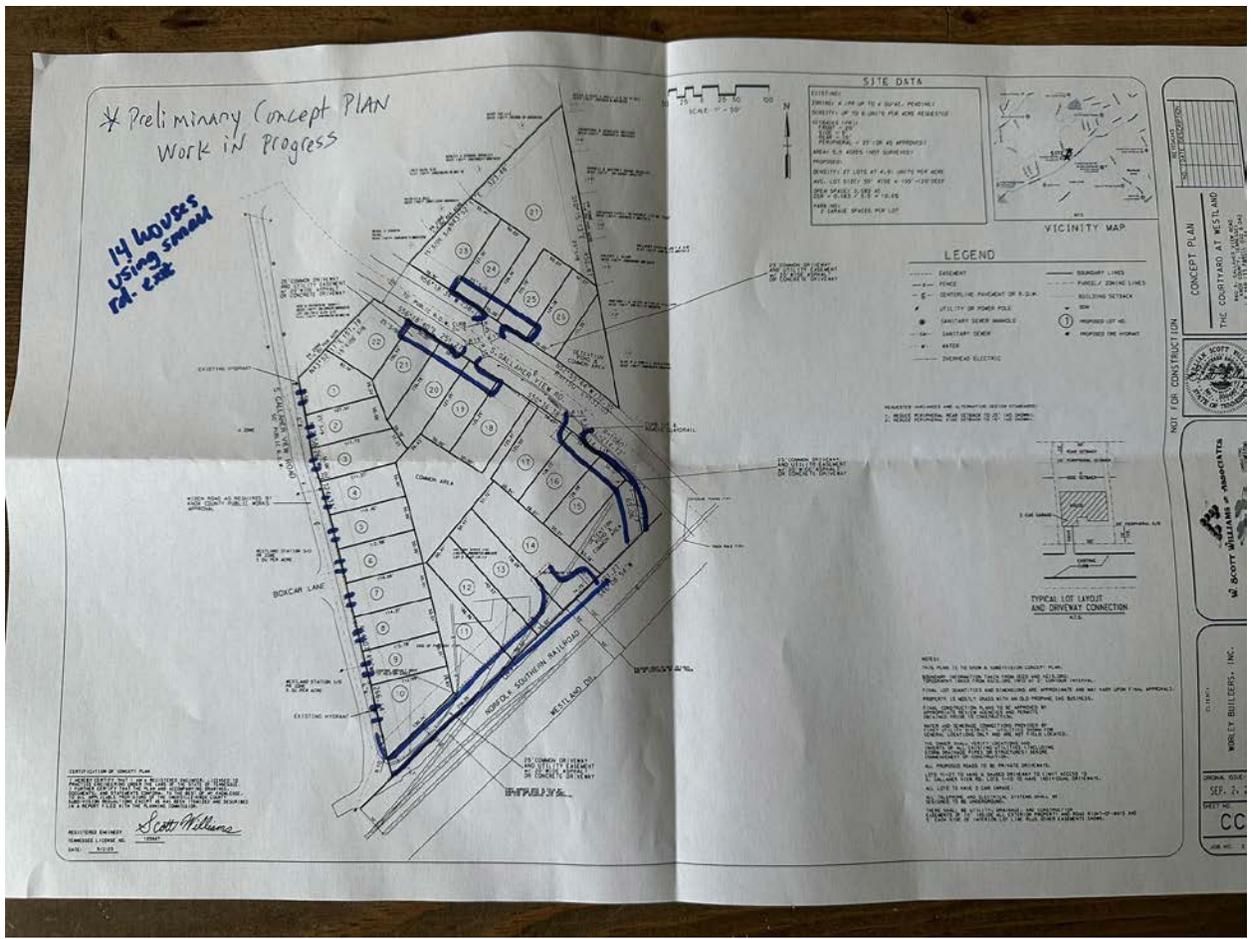
I attended the most recent MPC meeting at which this item was discussed and voiced these same concerns. I suggested that the layout be revised to utilize a single, well-designed access point onto South Gallaher View Road — a common and safer practice for developments of this size. In response, the project engineer stated that the site “could not be built that way.” It became clear that the only reason a conventional, safer layout is supposedly impossible is the developer’s desire to maximize density by cramming 27 units onto the property. A simple and reasonable solution exists: reduce the number of units to a level that is compatible with the zoning, topography, and infrastructure of the area, and reconfigure the site with one primary entrance.

While the Commission required the applicant to widen the narrow side street, that minor improvement does nothing to address the underlying problem of funneling the residents of 27 new households (and their multiple vehicles) onto roads that were never designed to handle this intensity of use. Overnight on-street parking by residents and visitors will only compound the congestion and safety issues.

Respectful, responsible growth is welcome, but this proposal prioritizes short-term profit over long-term livability, traffic safety, and consistency with the Sector Plan and surrounding zoning. I and my neighbors respectfully urge the Planning Commission to:

1. Deny the current concept plan in its present form, and
2. Require the applicant to reduce the number of units to 4 per acre and revise the site layout to provide only two safe access points onto the main part of South Gallaher View Road and not access the side street of South Gallaher View Road. Photo attached as well.

**Current plan shows it has far too many access points.**



My suggestion, this should be able to be accomplished if reducing the density to 4 units per acre.

