

This response relates to the property recently acquired from Mr. Gibson who is planning to develop it at 0 Tipton Station (at the corner of Sayne Lane and Tipton Station Road). I have serious safety concerns with adding so many units (4 d.u. per acre) on a relatively small parcel of land that is located at the beginning of a blind intersection turning onto Sayne Lane or onto a newly created entrance to that property coming from the east on Tipton Station. I live on Sayne Lane and have numerous "close calls" due to the amount of fast-moving traffic while I was attempting to make a left turn onto Sayne Lane from Tipton Station, which is something I do a few times a day. With adding this many new houses and each household having most likely at least two drivers, I can envision what will be a very dangerous scenario. I believe if this new zoning is passed, there will be accidents with injuries and maybe fatalities that could involve two or more vehicles. Please also know that I sometimes have seen school children walking near this property to reach Sayne Lane. My own mother, this winter, was nearly hit by a car one of the times she repeatedly kept walking from Sayne Lane to sit and wait for a ride at "Farm South" I would recommend not changing the zoning because the line of sight is too obstructed to safely support that type of development due to the volume, type and speed of traffic on Tipton Station and this blind curve. Also, please recognize that Sayne Lane, Tipton Station and the close-by connector roads (two sides of Neubert Springs, which are separated by Tipton Station are not even directly across from each other are already challenging to navigate when pulling across Tipton Station to the other side of Neubert and especially when having to also navigate the sometimes busy and fast-moving traffic that is often on Tipton Station).

Please do not agree to the requested rezoning of 4 dwelling units per acre (which could result in, up to 28 dwelling units on nearly 7 acres) which would completely overwhelm both that property, Tipton Station and Sayne Lane, which is a rural lane with houses that have significant acreage.

Brian D Guignard