

As concerned to the Shown property at 1515 Tipton Station Rd, I am opposed to changing the zoning from its current zoning due to safety concerns with where the property is located on Tipton Station Rd. It is on an "S" curve with very limited visibility. If this property is to be a retail/commercial business, I think it safe to assume there will be customers coming and going. many of whom may not be at all familiar with the surroundings and special conditions this location has related to road and traffic safety. Accident potential will most definitely be increased as this property and (and any future entrance it could have) does sit in the blind "S" curve. Another problem is the lot size is just over a half-acre and is positioned at an angle to the road. I'm concerned about ample room for a building, ample parking and safe turn-around room on the property itself. Entrance and exit to and from the property be angled in relation to the road which would further limit visibility, particularly as traffic moves towards the entrance/exit from the east on Tipton Station where the curve is already blind and the traffic speed limit is 40 m.p.h. There are ditches on both of sides of Tipton Station road and no shoulder and so there is literally nowhere to go if one car pulls out in front of a car they either did not see coming until it is very close (because of the blind road curve that exists). Regardless of the direction cars are coming from, the location of any driveway to 1515 Tipton Station, in relationship to all the feeder roads (Tipton Station and Neubert Springs on each side of Tipton Station), will be fraught with danger for drivers, including those who want to access or leave the property and those who are coming along Tipton Station from either direction and for those who are going to or who have just come from Sayne Lane as they will be stuck behind turning vehicles on a blind curve which significantly increases the potential for loss limb and life due to the very real possibility of being struck from behind by a car that is moving at 40 m.p.h. or faster on Tipton Station. As well, a slow-moving or large awkward vehicle moving to and from that property could also pose extra danger with the right traffic conditions. For these reasons I recommend denying the request to rezone this property from Agricultural to Commercial Neighborhood.

Brian D Guignard