

Dear MPC and County Commission,

I strongly oppose this rezoning request.

The proposed change from Rural Conservation to Planned Residential would significantly increase housing density in an area that is already experiencing growing congestion. Strawberry Plains Pike is primarily a two-lane road and is not adequate to safely accommodate the additional traffic generated by approximately 68 new homes. Traffic backups are already common and noise pollution is becoming more frequent.

Multiple apartment and condominium developments have already been approved and constructed within roughly a mile of this location, adding substantial traffic and population growth to the area, some of which is unknown yet as they are still being constructed. Before approving additional high-density residential development, the county should evaluate whether the existing road infrastructure can safely support further expansion.

Local services and infrastructure are already strained. Our community currently has only one grocery store serving the surrounding area, and residents are increasingly feeling the effects of rapid growth without corresponding investment in roads, transportation, and commercial amenities.

This proposal may also place additional strain on local schools. A development of approximately 68 homes could bring dozens of new school-age children into the area, including students who

would likely attend Carter Elementary and other nearby schools. Local schools are already facing budget and resource constraints, and as our community continues to grow, it is important to consider whether existing schools have the capacity to absorb additional enrollment without increasing class sizes or placing further demands on teachers, transportation, and educational resources. Larger class sizes can reduce the amount of individual attention students receive and may negatively impact student learning outcomes. Before approving higher-density residential development, the county should carefully evaluate the impact on local schools and ensure that adequate educational infrastructure exists to support future growth.

This proposal would also represent a significant departure from the established character of the surrounding neighborhood, which consists primarily of lower-density single-family homes and properties that have remained in families for generations. The current Rural Conservation designation exists for a reason, to preserve the area's rural character, natural resources, and environmental features.

For these reasons, I respectfully urge the MPC and County Commission to deny this rezoning request and preserve the current Rural Conservation zoning designation. The proposed development is inconsistent with the character of the surrounding community and raises significant concerns regarding traffic safety, road capacity, school enrollment, infrastructure, and environmental impacts. Growth should occur in a manner that is supported by adequate infrastructure and consistent with the long-term planning vision for our area. I ask that you protect the existing land-use plan and carefully consider the concerns of the residents who call this community home.

Respectfully,

Sarah Wise