

I respectfully ask that Vulcans use on review be denied. The land around the proposed expansion is zoned agriculture and planned residential. Currently Hickory Meadows has approval for 102 homes. Ball Homes recently received approval for 95 homes north of these. We own 46.5 acres , north and east of the proposed expansion. Our 3.95 acres that are directly impacted are zoned agriculture, the rest is zoned planned residential for up to 106+ new homes. There are many other homes along Graybeal , Buttermilk and Pittman Drive.

Expanding the quarry checks all the boxes for denial. It is inconsistent with the approved Comprehensive Land Use Plan. It is incompatible with adjacent residential use. There are significant concerns of noise, traffic and pollution. It does not align with the long term growth plans. It threatens the quality of life factors such as views , noise , odors , health and environmental factors. It will also significantly decrease property values. Previously, homeowners spoke with Vulcan about plans to expand, they we're told they had no plans to expand "In our lifetime." Hickory Meadows residents were also told this while core samples were being obtained from the proposed area of expansion. I am also curious as to why an expansion approved in 2009 has a 50-55 foot berm built by a small country road. Yet when backed up to potentially in excess of 300+ homes , a 20-25 foot berm is all that will be built.

The traffic study that was done in December 2025 is wholly inadequate and fails to take realistic traffic pattern changes into account. You are replacing a single lane winding country road, **which has already seen a large increase in traffic on Graybeal**, with a modern two and half lane wide road. This road will now directly impact, not only my property value but that of the Hickory Meadows subdivision with greatly increased noise and air pollution. Not only that, it will forever surround my property with roads on 3 sides directly impacting any future use and value of this property for any owner.

I believe approving the expansion of Vulcan will be in violation and inconsistent with the Comprehensive Land Use Plan and incompatible with adjacent residential use as already set forth by the MPC's previous rezoning approvals of agricultural to planned residential.