

As residents of Garfield Estates near the proposed development, our family respectfully asks the Planning Commission to carefully consider the long-term impacts of this rezoning before making a decision.

Our primary concern is stormwater management. The property already produces significant runoff during heavy rains in its current undeveloped state. Given the site's steep slopes and existing hillside conservation designation, increasing the density to approximately three homes per acre raises legitimate concerns about erosion, increased runoff, and the potential impact on neighboring properties. We encourage the Commission to require thorough engineering and stormwater analyses demonstrating that these issues can be adequately addressed before any rezoning is approved.

We are also concerned about traffic safety. Fort Sumter Road is already experiencing increasing traffic, and adding dozens of new homes will place additional demand on a narrow road that presents visibility and safety challenges. We ask that a traffic impact study be completed to evaluate whether the existing road network can safely accommodate this increase, particularly if an entrance is proposed near an area with limited sight distance.

Finally, our local schools and community infrastructure are already experiencing growth pressures. We ask the Commission to carefully weigh whether this proposed density is appropriate for the surrounding area and whether existing public resources can reasonably support additional residential development.

Our family understands that growth is a part of any community. However, we believe growth should occur responsibly, with careful consideration given to environmental conditions, public safety, and the quality of life of existing residents. We respectfully ask the Planning Commission to fully evaluate these concerns before approving this rezoning request.