

As a homeowner residing adjacent to the subject property, I am respectfully requesting the commission to consider the immediate and long-term impacts and deny the request for rezoning this 17+ acre-property on Fort Sumter Road. Changing the current status to accommodate a density of 3 dwelling units per acre creates undesirable risks to our community, safety, environment, and infrastructure. Some primary concerns are:

Hillside Protection and Environmental Risk: This area already has significant runoff during heavy rains. Clearing trees and grading a steep 17-acre landscape to accommodate over 50 homes poses an immediate threat of soil erosion, increased runoff, unstable slopes, and mudslides. The increased impenetrable surfaces will dramatically accelerate storm water runoff, threatening adjacent, down-slope rural properties with flooding. The current natural and engineered drainage systems in the immediate area cannot absorb the additional capacity.

Traffic Safety: Fort Sumter Road feeds into nearby McCloud Road and Hill Road, both of which are narrow, winding, rural roads with drop offs, blind hills and curves that are completely unequipped to absorb the daily traffic of dozens of additional vehicles. Furthermore, there are new subdivisions currently being developed that will feed into these roads further increasing the daily traffic volume. McCloud Road and Hill Road both feed into Andersonville Pike and Halls Elementary School zone and then on to Maynardville Pike which is heavily traveled with traffic incoming throughout Halls and surrounding counties. Getting through the Halls school zones, unsynchronized traffic lights, and the heavy traffic on Maynardville Pike to I-75 via Emory Road, or to I-640 via Broadway is very frustrating and especially more so during rush hour traffic times.

Schools: Our schools serve a highly populated zone and are already experimenting growth pressure. Halls Elementary has an enrollment over 700, Halls Middle has over 1,000 students, and Halls High School [125-1300](#) students, all of which are at or near maximum capacity.

Before approving any additional developments in this area, please consider conducting impact assessments on stormwater runoff and erosion; road safety, widening, and capacity; school capacity; and the cumulative impact of other developments in this area that have been approved already and are in the construction phases.

Thank you.