Public Comment: Northshore Rezonings

Opposition to cases 11-N-26-RZ and 11-B-26-RZ

I respectfully urge the Commission to deny the proposed rezoning across from Kensington and the residential rezoning at Wallace Road and Northshore Drive.

Northshore's infrastructure should determine how much development it can safely support. Existing congestion, accidents, and difficulty entering and exiting nearby neighborhoods deserve serious attention before additional residential density is approved. These proposals must be evaluated together with other development along the corridor - not simply as isolated projects whose combined impact becomes everyone else's problem.

The larger proposal also sits beside two established neighborhoods with multimillion-dollar homes. Those homeowners have made substantial investments in this community. They deserve thoughtful planning that considers compatible density, meaningful setbacks, preserved trees, substantial buffers, lighting, and privacy. A request for 12 dwellings per acre beside established residential neighborhoods demands far more scrutiny than a routine zoning change.

The property's Rural Conservation and Stream Protection designations are especially important. Concerns about flooding and drainage should be investigated through a thorough engineering review, including downstream impacts. Replacing open land with roofs and pavement must not leave neighboring homeowners facing additional runoff, erosion, or water intrusion.

Before approving either request, the County should require a cumulative traffic and safety analysis, verified utility and emergency-service capacity, and enforceable infrastructure improvements. Promises of addressing problems later are not adequate protection for existing residents.

Please deny these requests as proposed. Protecting the community means ensuring that the scale and location of development fit both the surrounding neighborhoods and the infrastructure available to serve it.

Thank you for your consideration.