November 7, 2026

Public Comment Submission 11-I-26-RZ
Regarding: Opposition to the Rezoning Request to RA (Low Density Residential) – Coward Mill Area
From: Resident of Coward Mill

Dear Planning Commissioners,

We are a resident of the Coward Mill community, and are writing to express our unconditional opposition to the proposed rezoning of any of this property to RA (Low Density Residential). This opposition represents the strong consensus of the neighbors who live here, care for this land, and understand its current limitations.

While the applicant has expressed an intention to build single-family homes, planning staff have rightly pointed out that a specific development plan is not what is being voted on. Once this land is rezoned to RA, that designation stays with the property permanently. If the property is sold, or if intentions change, the RA zoning opens the door to maximum-density development that is entirely incompatible with the farming side of Coward Mill. We urge the Planning Commission to deny this request based on the following critical points:

- **Preservation of Agricultural and Rural Character: The "farming side" of Coward Mill is a distinct geographic and cultural area characterized by open space, agricultural use, and very low-density infrastructure. Introducing RA zoning fundamentally alters this landscape. It acts as an encroaching wedge of suburban density into a uniquely rural tract of our community.**
- **Overcrowding Strain: Coward Mill Road and its surrounding infrastructure are already heavily burdened. Increased traffic capacity from the new school at the end of Coward Mill, and the recent subdivision development do not adaquately absorb the compounding traffic and drainage demands that an RA zoning district allows. It is getting severely overcrowded, and adding more high-density single-family clusters will push our infrastructure past its breaking point.**
- **The Threat of Multi-Family and Duplex Expansion: While duplexes require a "Use on Review," granting the underlying RA zoning is the first mandatory step to making them possible. We explicitly do not want multi-family, duplex, or high-density transitional housing on this agricultural side of the community. Denying the RA rezoning completely protects the community from the future threat of multi-family encroachment.**

The developer's immediate plans are irrelevant to the long-term risk this poses to our neighborhood. We do not want this property rezoned. We ask the Planning Commission to protect the farming character of Coward Mill, prevent further overcrowding, and deny this RA rezoning request.

Sincerely,
Michael & Melodie McDonald
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