

From: [Jim Moore](#)
To: [Sandra R. Keeney](#)
Subject: [EXTERNAL] Written Comment for Docket W-3485
Date: Tuesday, September 07, 2021 4:07:50 PM

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Good Afternoon,

Comments for September 7th, 2021 for City Council meeting at 7:00PM for W-3485.

I have been looking at the 2007 plan submitted in 2007 that was used for planning & zoning on August 12, 2021.

On August 12, 2021 the zoning stated RS20 & AG. I understand from your County-City Zoning Classification Summary that RS20 requires a lot size of 20,000 SF.

The 2007 plan does not have any lot size that I could find over 13,700 SF. In fact, most lots are around 9,000 to 10,000 SF with some less than that.

With a study 14-years old, not requiring traffic studies now, seems lacking much needed data with the expansion of an industrial park and additional housing.

At a minimum, traffic lights will be needed along Sawmill Rd. and Union Cross, a double blind entrance. Same at Union Cross and Willard.

Study stated 14-years ago that the project will exceed the capacity of elementary, Middle and High schools. No impact to Registered Historical Site.

QUESTION? Developer looked into a senior center much like River Landing or Bermuda Run? Less traffic impacts, no school impacts, saving the county & city money. Country environment must be a perfect site for this with perpetual income potential.

Jay Dee Drive should be upgraded to at least pavement to prevent the dust storms this dirt road does produce from current traffic.

Statement: Healthy wide Borders are appreciated no matter what direction this goes.

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Jim Moore