

Derrel Smith

From: Pam Alexander <applemapny@yahoo.com>
Sent: Monday, April 10, 2017 11:37 AM
To: Derrel Smith
Subject: Rezoning Request from Terrel Watkins

Derrel,

I'll be attending Tuesday night to represent my family for two reasons. One is the sidewalk issue. The second is the rezoning request on Southwest Drive by Terrel Watkins. The Watkins are friends of our family and just yesterday I told them I would have some remarks to make, more as reminders to the MAPC commissioners and concerns about which the new owner should be aware. I, in no way, want to delay or oppose the sale of their property. Our family agrees that the Watkins property is no longer suitable or marketable as single family housing.

First, the application did not acknowledge that the Alexander Trust property is adjacent to the property in question. I hope Civilogic and the City will acknowledge that and allow us to benefit from the vegetative buffer barrier as well. Their buffer to their east and south are particularly helpful in protecting our property, especially the bees I keep in that corner of the property. My bees are registered with the state.

Second, the commissioners may need reminding that the adjacent property to the north, which is a vacant hole in the ground, and the property to the south, which is a church, have violated city and state codes with regard to erosion during construction and excavation. Contrary to your documentation, the topography of the property in question is not flat. The property in question is accessed via a steep driveway as are the church and the hole in the ground. On multiple occasions while traveling Southwest Drive, I have been forced to detour into northbound traffic due to the deluge of water and red clay coming off the hillside and into the highway. *Not* from the property in question, but from those two adjacent properties. I say this in the event new construction takes place, as I assume it will. Let's not kid ourselves: the measures required by law for retaining water and soil during construction are minimal, inadequate, and often not enforced. Terrel mentioned that the owner would be required to have a retention pond. I'm all in favor of that, but it does not alleviate water and erosion issues that may arise during construction and excavation. The new owner needs to be a good neighbor to all its neighbors and fulfill its obligations by obeying the law.

Third, I doubt there's anyone on the MAPC who would remember that this corridor has been identified by the City as a corridor for a future mixed use trail linking the southwestern core of the city to the Valley View campus. This corridor is Phase 5 of a 5-phase trail plan adopted by the City more than ten years ago. The distance is approximately 1.9 miles from Keller's Chapel Road and Southwest Drive to the campus. It will provide walkers and bicyclists with a non-motorized means of transportation and recreation. The new owner of this property should keep that in mind as they move forward with plans.

Finally, I would like the future owner to allay concerns with regard to the storage of and potential leakage and/or drift of chemicals. The bees, other animals, and organic gardens on the Alexander property are highly vulnerable to chemical drift. I know in the past some harmful chemicals have been used in fire extinguishers, but I am by no means an expert on what is being used these days by a business such as the new owner has.

If you, the MAPC, or Civilogic can address these concerns, our family will be grateful.

Thanks for your help.

Regards,

Pam Alexander
917 545 6047