

Paulette Mann

From: Wanda Parrish
Sent: Tuesday, September 04, 2018 8:31 AM
To: Patrick White; Paulette Mann
Subject: FW: B-Farms Development request for a special use permit

Paulette, Please upload to web for Franklin's Crossing and email to PC/print for MLC and RT

-----Original Message-----

From: Brian & Lori [<mailto:brian.butler1@cox.net>]
Sent: Saturday, September 01, 2018 4:50 PM
To: Wanda Parrish
Subject: B-Farms Development request for a special use permit

Dear Ma'am:

I write today in response to a mailed notice I received announcing a public hearing on Wednesday, September 5, for a special use permit for B-Farms Development, LLC (Franklin's Crossing Assisted Living).

I am a resident of the River Meadows neighborhood. B-Farms seeks to develop an Assisted Living Facility of 125 beds on an undeveloped 10 acre parcel that abuts my neighborhood. To access the parcel, B-Farms wants to extend River Meadows Way.

I would like to voice my opposition to the permit. Previously, B-Farms sought to develop this parcel as townhouses. My assumption is that this plan was abandoned following a reportedly contentious community meeting. My opposition to the current plan is based on two main reasons. River Meadows is a relatively small neighborhood that can only be accessed by Tidewater Trail (Rt. 2/ Rt. 17). Traffic on Tidewater Trail has continued to worsen in my family's 13 years living here. The development of New Post has added to this congestion with no change to the infrastructure. It is routine for traffic to be backed up to Route 3 southbound and to the Weis grocery store northbound. During certain times of day it is difficult and sometimes dangerous to attempt a left turn out of our neighborhood. Adding a 125 bed facility, its family visitors, and working staff will exacerbate this problem. Adding a traffic light would help access to the neighborhood, but there would be a negative impact on the other light controlled intersections. However, this is not the most dangerous issue. Adding this traffic to River Meadows Way, where kids play in yards, ride bikes, and parents push strollers is asking for trouble. Nobody moved into this neighborhood expecting a thoroughfare. The streets are not designed to support continuous two way traffic with the current residential street parking. An assisted living facility will require at least two, most likely three, working shift changes which means traffic will increase by two times the number of workers at each shift change.

I am not against any development of B-Farms parcel. They are property owners and have a right to seek a profit. I understand B-Farms goal of maximizing residential density as a means of maximizing their profit; however, their gain would be at the expense of River Meadows residents. My property has not recovered its value from 2005. Allowing B-Farms special use permit will further depress my value.

I appreciate your time and willingness to listen. I hope you will recommend against B-Farms request.

Thank you,

Brian Butler
11511 Heronview Dr.