

Responses – Final

9/29/25

- 1. Comment:** Housing development entrance off the Beeston Hill private road will lead to traffic congestion in that area.

Response: Traffic studies are required during the land development and permitting phase of the project and that would be the appropriate time for the department to address any traffic issues and make recommendations.

- 2. Comment:** The proposed housing development can be accomplished in an R-1, R-2, or R-3 designation. If the property is rezoned to B-2, the applicant can then develop the site for other businesses and commercial activity instead of the townhouses or condominiums that are proposed. Why is the B-2 designation needed?

Response: This project will require millions of dollars in financing to get it accomplished. Since townhouses apartments are permitted as a matter of right within the B-2 designation, and this designation will lead to a greater ability to finance the project than would they R designation, we are chosen to pursue that route. DPNR can impose special conditions of the rezoning prohibiting that applicant from building a shopping center or other commercial activity that is not desired in the area.

- 3. Comment:** The rezoning will result in environmental, safety, and aesthetic disaster.

Response: During the land development, permitting phase of the project, there will be required flora and fauna studies, cultural resource surveys, or safety studies to ensure that the project does not result in any detrimental harm to the environment. These are standard requirements that DPNR imposes on every applicant who seeks to do major land developments.

4. **Comment:** The cost of the project presented at the hearing was fictitious, and the applicant cannot build the project for those cost estimates.

Response: The applicant will have significant control over the major cost of the development, since the applicant owns the land, a concrete company, and heavy equipment that will be used in the construction of the project. These factors will allow the applicant to build the project at a much lower cost than a developer who had to contract for all aspects of the project.

5. **Comment:** This rezoning request is an example of spot zoning and does not align with the Land.

Response: This is not a spot zoning request, since there is a medical facility, a church, and other condominiums adjacent to the property. Therefore, the rezoning is compatible with the surrounding property and their usage.

6. **Comment:** What is the plan for the unused acreage remaining after the development?

Response: There are no plans for the unused acreage besides creating an appropriate buffer for the adjacent property.

7. Has the utility infrastructure been assessed, including sewage, electrical, and water? What about the stormwater management plan and the environmental assessment?

Response: These detailed studies are required during the land development permitting phase, not the current allowable land use phase.