

From: Vafirejt <vafirejt@aol.com>

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To: Charlie Franklin <CFranklin@jacksongov.org>; DaRon McGee <DMcGee@jacksongov.org>; Jalen Anderson <JAnderson@jacksongov.org>; Mary Jo Spino <MSpino@jacksongov.org>; Sean E. Smith <SESmith@jacksongov.org>; Venessa Huskey <VHuskey@jacksongov.org>; Megan L. Smith <Megan.Smith@jacksongov.org>

Subject: EXTERNAL Salem East proposed rezoning

I am writing to you with concerns pertaining to the proposed rezoning for a Salem East housing addition.

I believe affordable housing is needed.

I went to the meeting. I listened to the developer, their lawyer and the engineer, I looked carefully at the pictures, maps and plot plans. I listened as their lawyer threaten the committee with a lawsuit if they do not do what they want. I listened as the developer and lawyer bad mouth Justice Horn.

EVERYTHING I witnessed at the meeting made me I feel more strongly that rezoning the area north of Salem Drive for this current proposal is bad for this area. There are too many issues that need to be addressed, and a better plan made.

Here are some of my concerns:

During the Land Use Committee meeting, the LLC representative, the lawyer and the engineer stated way too much inaccurate information and showed bad planning.

The "community hero program" was insulting!

This proposal was brought to the Planning & Zoning Commission who rejected it.

How have the denial issues been addressed and corrected?

How would rezoning effect annexation by Independence? People in this area do not want to be annexed.

Tax base

Is this a tax deferred project?

WHO WILL BE PAYING THE TAXES

The increased workload for our school system and emergency services will cause a need for more resources which will require an increase in our taxes.

Their plan is to build 208 Slab type homes. Will there be a storm shelter? If not, what is the plan for over 400 people to take cover on top of that hill in the event of a tornado?

Inappropriate and inaccurate information was stated concerning the type of existing homes, cost and plot size.

Many existing plots are 3/4 acre and larger, we have many 2 story homes and single-story homes all with basements, prices range from \$380,000 to over \$500,000.

The proposed very small slab homes will not be a good fit to the existing homes in the Salem East housing addition.

The effect on the existing infrastructure and Utilities will add to existing problems.

Water pressure here is not always great.

Currently our power grid goes down even when there are no storms or other weather issues. The power grid problems forced many to buy generators and / or add solar with battery backup to their homes.

There will be overloading of our aging sewer system with 208 new homes to support.

Retention pond areas, Creek line protection & flood control

Better planning and information are needed. The watershed map shown was not accurate!

What is the plan for erosion control

Will the retention pond areas have percolation testing done and numbers for the areas made public?

What is the plan for retention pond overflow.

What is the plan for Mosquito control and prevention of stagnant water.

Will the ponds have fencing?

Who will be liable if flooding or a water accident happens?

They DID NOT give accurate information on the watershed. Their plan is to develop on top of the northern hill of Salem East. The rainwater will flow downhill (to the south and east) into the creek bed which winds back to the north. The area where the creek flows across Union School Road and Yocum Road is already prone to flooding. They do

not have a plan to control additional flooding to that area. Maps and information provided by them showed watershed only to the north and east from the proposed site!

TRAFFIC, Parking & EMERGENCY SERVICES

The traffic study did not include Salem Drive, Yocum Road, Union School Road, Ponca Drive, Kentucky Road and 291HWY.

So, again information provided is not accurate for their planned addition.

What will the driveway length be for the new homes, will it cause street parking?

Emergency services access and egress is of concern

The length and size of planned cul-de-sac areas will make it difficult if not impossible for fire and EMS apparatus to navigate with cars parked on both sides of the road!

Pumper is up to 102" / 8' wide 162" / 13.5' tall, Private vehicle 6' wide

The street layout could be improved to avoid numerous cul-de-sac areas and provide more through streets.

Union School Road and Yocum Road are both very old roads, they have poor visibility, are Curvey brittle roads with deep ditches and no shoulders. They will need a lot of work to handle additional traffic.

There are many issues with the proposed addition to the Salem East community in Unincorporated Eastern Jackson County.

EVERYTHING I witnessed at the meeting made me I feel more strongly that rezoning the area north of Salem Drive for this current proposal is bad for this area. There are too many issues that need to be addressed, and a better plan made.

The proposed addition will not improve our area and may very well cause a multitude of problems for the current residents.

Thank you for your time.

Virginia Bruhn

816 589 5118