

**From:** [Laura Hancock\(UST.US\)](#)  
**To:** [Lockett, Jay P](#)  
**Subject:** Proposed Apartment Community at 400 Shelby Station Road  
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Hi Mr. Lockett,

I have been a residence at 311 S. Beckley Station for 30 years. I am very concerned about the proposed development. We have always expected and welcomed the development of patio homes that would carry a lower number of residences but were shocked to hear that a large apartment complex would ever be considered in such a dense and dangerous traffic area. Over the years we have watched the continued development of the area with no consideration of the infrastructure. The first blow was when Shelbyville road was altered at the Copperfield entrance to try and decrease the number of accidents in front of Thorntons. This made turning from Copperfield onto Shelbyville road almost impossible especially as traffic increased on Shelbyville Road at higher rates of speed. Residents all began using the side entrance which dumped more traffic onto Beckley. The next blow came when the Parklands was added and the road "improvements" were done in 2014. This did nothing but aggravate the situation as people now drive faster than ever before on the road and the road carries a HUGE amount of traffic. On weekday mornings, during events at the park or in the evenings in the summer or after soccer practice the traffic backs up past my house at 311 S Beckley while waiting for the light to turn at Shelbyville Road. ( see attached pictures) There are no shoulders and many blind spots on Beckley and it is a common occurrence for mailboxes, trash cans and trees to be hit (I lost 4 mailboxes in one week last summer). Just mowing our front lawns or getting the mail is life threatening. Noise from speeding and honking is extreme.

I also want to point out there will be 4 entrances onto the road within a quarter mile based on this new plan. Copperhill, IGA/Nursing Home, Entrance 1 Apartments, Entrance 2 Apartments. This does not include the house driveways all trying to pull out as cars come down the hills gathering speed or up the street around the blind curve. This level of density is going to create a traffic nightmare as well as increase the potential for serious accidents. Has the planning commission looked at the loss of lives on S Beckley Station? It is very high including someone dear to us, my husband's sister in-law.

There are also unique environmental issues with that area. Prior to Copperfield being built there were several small creeks/tributaries that were rerouted to several underground/under the road streams/drains. The area pointed out for the development has several wetland spots and ponds. When the road work was done in 2014 to remove some of the drains and flatten the road, several of these were disturbed. I had water surrounding the foundation of my house creating a severe mildew situation that cost me thousands of dollars to repair. Water continues to stand in my back yard after large rains. Water also stands across Beckley and the side walks creating dangerous

driving conditions. After seeing the stresses of the last building projects, this is not comforting.

Lastly an apartment building three stories high is not in keeping with the aesthetics of the area. Even the shopping centers built has been required to build below street level with berms. Do to noise, lighting, ect.

Noone expects progress not to move forward but we are only asking for reasonable consideration and a reasonable development that takes into account the safety and well being of the families who live in this area. This road has been stretched way beyond its tolerance. Previous studies have shown there is not room for improvements. At the very least studies need to be done to see how bad the conditions are here before any decisions are made.

Thank you for your time.

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