

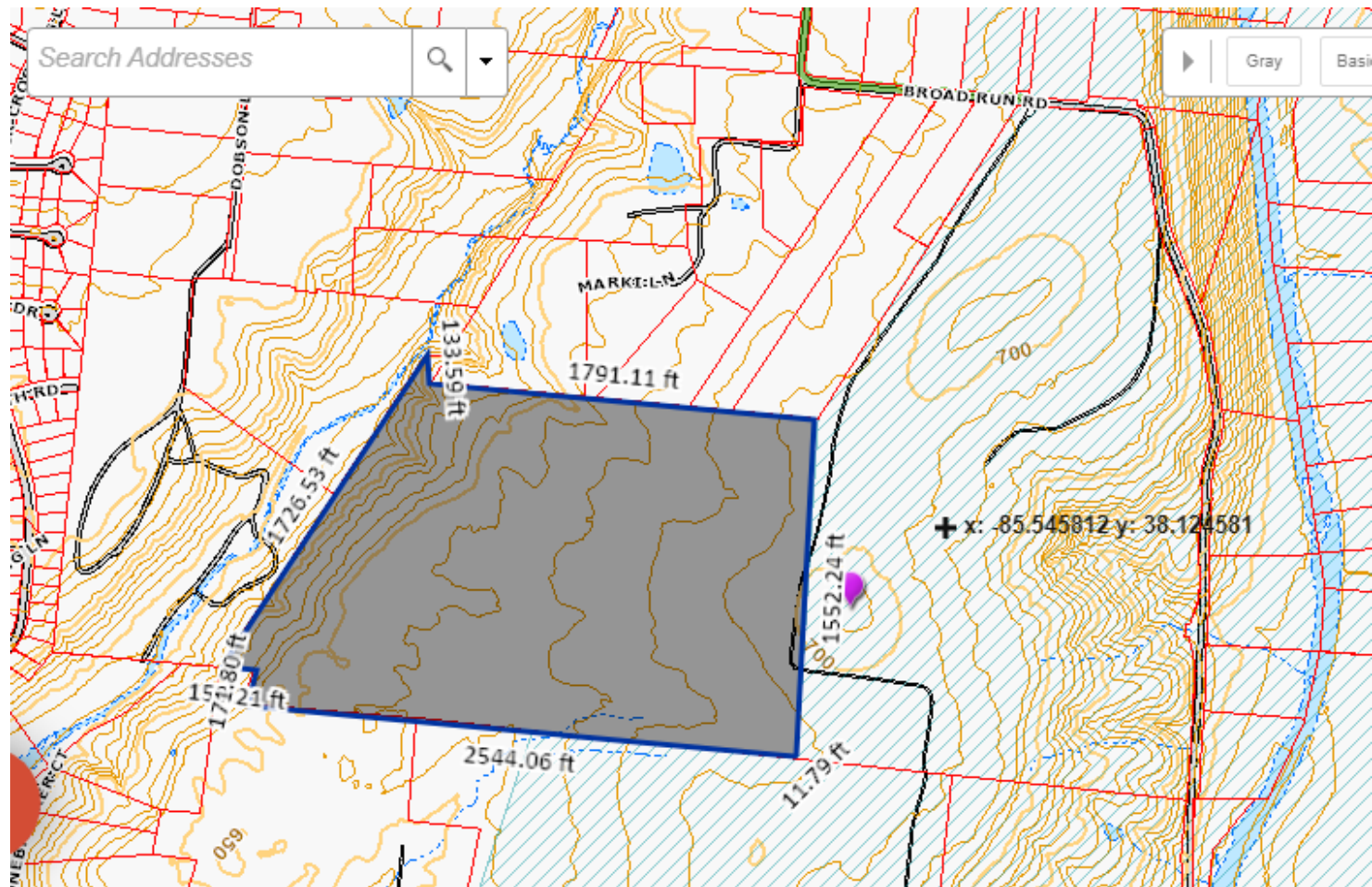
8000 Broad Run Road
24- ZONE-0112

déjà vu - all over again

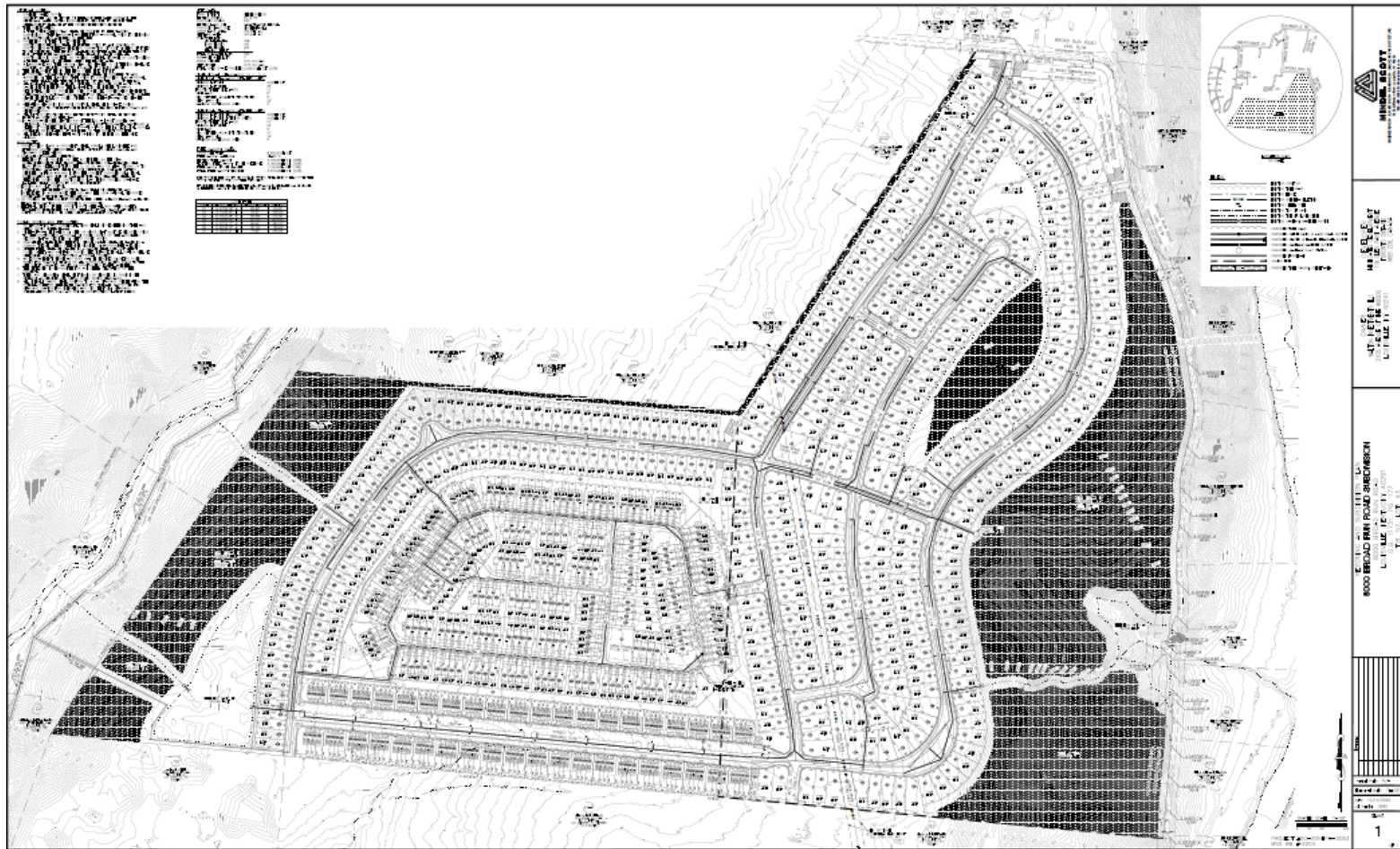
We've been here before...

- In 2020 and 2021 we addressed an essentially identical application for this site: 20-Zone-0122
- In the face of strong opposition the applicant withdrew the proposed homes in the DRO and pledged not to develop the DRO parcel at R4 density
- R4 portion approved with only access roads in the DRO
- Here we are with the same applicant proposing to place R4 back on the DRO...

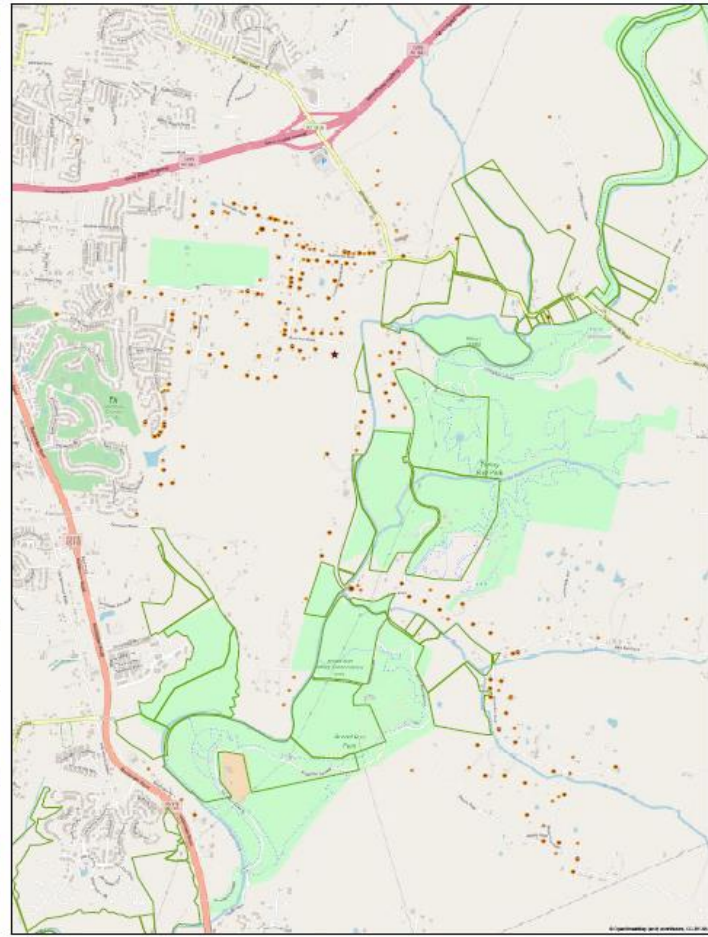
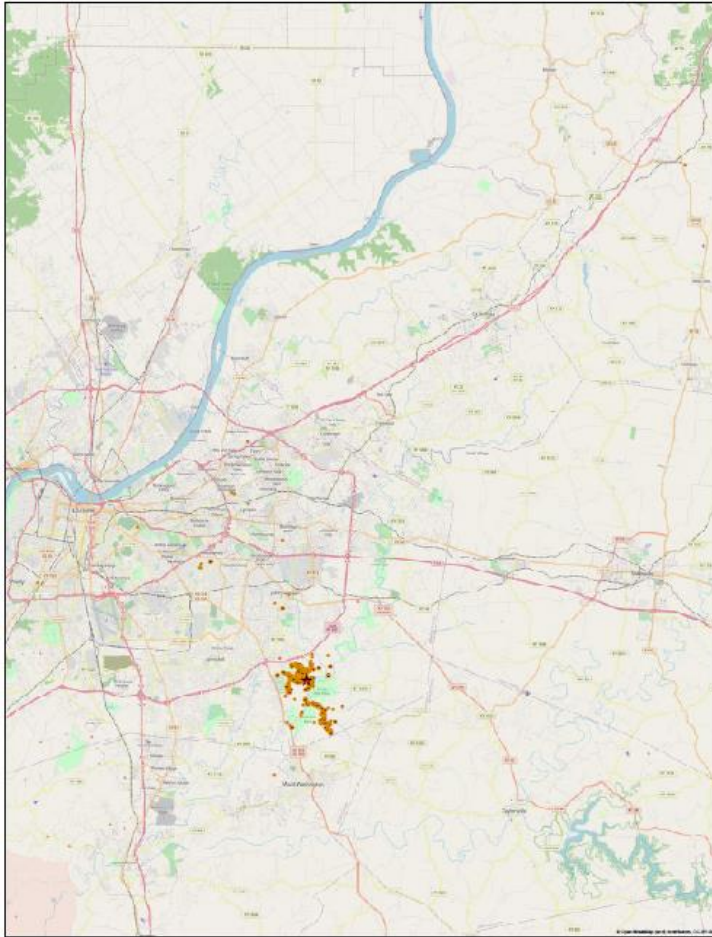
Approx. 108 acres DRO Zoned RR
Approx. 83 Acres Zoned R4



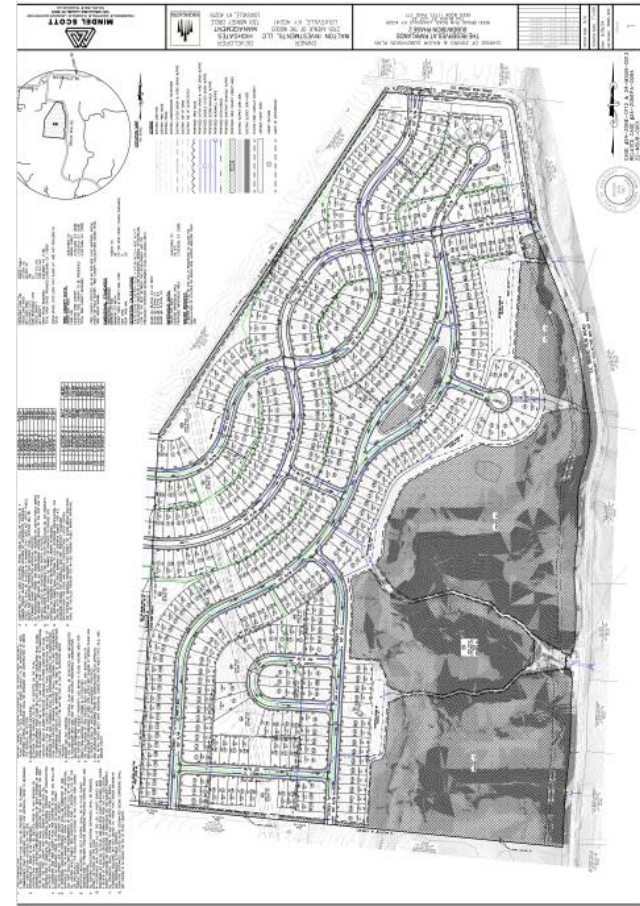
2020 Application



Near unanimous opposition from all first and second tier neighbors, > 300 Signatures



What hasn't Changed – Hi Impact R4 development in the Floyds Fork DRO/ZOD



1850' ish Homestead Ruin @ -85.545812W, 38.124581N



Unaddressed Concerns

- Water Quality for Impervious surfaces >25%
- Threatened and Endangered Species
- Shape Shifting Traffic Studies
- Cultural Heritage
- Adjacent Property Impact
 - Traffic, Stormwater, night lighting
 - Viewshed impacts

Prominent Ridgetop Location

