

REZONING RUMORS AND THE FACTS

On Wednesday, April 3, 2024, the HOA Board was made aware of the rezoning public hearing to be held on April 9, 2024, for the property neighboring us directly to the north. To understand the history of the property, we immediately started to research any previous and current rezoning requests. It was discovered, part of the property was originally zoned Commercial with others Residential/Agricultural, and noted as such in the County's Long Range Plan. In 2008, the plot of land was combined and rezoned as Residential. The 2nd rezoning was in 2022, returning a portion back to Commercial. The Board went to work immediately to put together a presentation for the Board of County Commissioners (BOCC) April 9th meeting.

At the April 8, 2024 General HOA meeting, the Board presented to the attendees, the information we were able to gather, our response, questions and concerns for the public hearing, and our plan to attend the BOCC meeting the next day. Everyone at our general meeting was asked to attend the public hearing, and a sign up for interested residents was held. Because of the short notice, and amount of work needed to prepare our presentation, the Board also asked all the attendees to pass the word to all their neighbors. **23 of your neighbors gave up their day and attended the BOCC meeting, which resulted in a win for our side.** Contrary to the negative comments, this is proof positive that resident involvement *can* make a difference!!

It was difficult to hear all the official discussions and conclusions, so until the official meeting minutes are made public, this is our best understanding, in no specific order, of what was decided at the BOCC meeting. PLEASE READ CAREFULLY.

- There will be a buffer on our north property line. It will be at least 35', with a 6' chain link fence on the development's side.
- A frontage road spur that is proposed ending at our property line will not be put in.
- The southernmost entrance, 500' from our entrance, will be eliminated.
- The sidewalk from the development will be extended to our entrance. This will keep anyone from the development from walking through WWN.
- A turn lane will be added to Rt. 19 at the remaining entrance, but not a 3rd traffic lane.
- All single family and multi-family houses are sold individually. This is not a corporate or rental-based type development. However, there is nothing stopping the purchaser from renting of any of the houses.
- Section 8 was not discussed.
- There was no discussion about wildlife.

- We talked directly to the developer's engineer. He told us the storm water system design will not be done until the next step, which is grading and site plan approval, and will keep us informed when that is complete. He has our contact information. He also said he would be happy to meet with us and discuss any concerns. On April 11, 2024, the project engineer sent us an email to open the line of communication.
- Water quality was not discussed directly but is related to the storm water issue. Our concerns will be addressed at the same time.

PLEASE NOTE, once the meeting minutes are published, the Board will provide the complete, correct, and factual details. Until then, these are the known **FACTS**, and any rumors should be ignored. If you would like direct notification, send a request via email to: a2wwnhoa@gmail.com.