



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250
Facsimile (513) 695-2054

**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – March 28, 2023

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsugPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the March 21, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the March 21, 2023 meeting were read and approved.

- 23-0367 A resolution was adopted to rescind resolution #23-0332 which authorized the hiring of Savannah Taylor, Ongoing Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 23-0368 A resolution was adopted to hire Cayley Saunders as On-Going Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0369 A resolution was adopted to approve lateral transfer of Amanda Kneece from the position of Alternative Response Caseworker II to On-Going Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0370 A resolution was adopted to approve hiring of Charles Zugaro as an Infrastructure Systems Analyst I within the Telecommunications Department. Vote: Unanimous
- 23-0371 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Jeffery Boutell within the Warren County Telecommunications Department. Vote: Unanimous

- 23-0372 A resolution was adopted to approve maintenance and support agreement with JAVS (Justice AV Solutions). Vote: Unanimous
- 23-0373 A resolution was adopted to advertise for bids for the purchase of two handicap upfit 2023 Chrysler Voyager LX vans and two standard 2023 Chrysler Voyager LX vans for the Warren County Veterans Services Office. Vote: Unanimous
- 23-0374 A resolution was adopted to approve notice of intent to award bid to KT Holden Construction, LLC for the Corwin Booster Pump Station Improvements Project. Vote: Unanimous
- 23-0375 A resolution was adopted to approve and authorize the signing and submittal of pre-award information sheet and grant application on behalf of the Warren County Facilities Management Department. Vote: Unanimous
- 23-0376 A resolution was adopted to approve and authorize Sheriff to enter into membership agreement with Middle Atlantic- Great Lakes Organized Law Enforcement Network. Vote: Unanimous
- 23-0377 A resolution was adopted to authorize the Warren County Board of Commissioners to enter into a career services agreement with Area 12- BCW/ Workforce Development Board for the dates of July 1, 2020 to June 30, 2023. Vote: Unanimous
- 23-0378 A resolution was adopted to enter into contract with Smith and Brown Contractors, Inc. for the Hunter Sewer System Improvements Project. Vote: Unanimous
- 23-0379 A resolution was adopted to authorize acceptance of quote from Business Communication Specialists on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0380 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0381 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Grand Communities, LLC for Lakeside at Shaker Run, Section Three situated in Turtlecreek Township. Vote: Unanimous
- 23-0382 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Grand Communities, LLC for Lakeside at Shaker Run, Section Four situated in Turtlecreek Township. Vote: Unanimous
- 23-0383 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Grand Communities, LLC for Shaker Run Subdivision, Section Eight, Phase A, situated in Turtlecreek Township. Vote: Unanimous

- 23-0384 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Grand Communities, LLC for Shaker Run Subdivision, Section Nine, situated in Turtlecreek Township. Vote: Unanimous
- 23-0385 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0386 A resolution was adopted to approve supplemental appropriation into Jail Construction Sales Tax Fund #4495. Vote: Unanimous
- 23-0387 A resolution was adopted to approve appropriation adjustments and an operational transfer for Jail Construction Sales Tax Fund #4495. Vote: Unanimous
- 23-0388 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Prosecutor's Office Fund #11011150. Vote: Unanimous
- 23-0389 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Prosecutor's Office Fund #11011150. Vote: Unanimous
- 23-0390 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Probate Court Fund #11011250. Vote: Unanimous
- 23-0391 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Telecommunications Fund #11012810. Vote: Unanimous
- 23-0392 A resolution was adopted to approve appropriation adjustments within the Treasurer's Office Fund #11011130. Vote: Unanimous
- 23-0393 A resolution was adopted to approve appropriation adjustment within Common Pleas Court General Fund #11011223. Vote: Unanimous
- 23-0394 A resolution was adopted to approve appropriation adjustment within Warren County Garage Fund #11011620. Vote: Unanimous
- 23-0395 A resolution was adopted to approve appropriation adjustment within County Construction Projects Fund #4467. Vote: Unanimous
- 23-0396 A resolution was adopted to approve appropriation adjustment within the Water Project Fund #5583. Vote: Unanimous
- 23-0397 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous

- 23-0398 A resolution was adopted to approve appointment of alternate member to the Rural Zoning Board of Appeals. Vote: Unanimous
- 23-0399 A resolution was adopted to continue administrative hearing to consider Greene Meadows Stage 2 PUD application in Franklin Township. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

ADMINISTRATIVE HEARING

GREENE MEADOWS PUD STAGE 2 IN FRANKLIN TOWNSHIP

The Board met this 28th day of March 2023, in the Commissioners' Meeting Room, for the administrative hearing to consider application for the Greene Meadows PUD Stage 2 in Franklin Township.

Commissioner Jones requested the clerk to state the documents received as well as when and how notifications were sent for today's hearing.

Tina Osborne, Clerk of Commissioners, stated the Regional Planning Commission (RPC) filed the RPC Executive Committee recommendations as well as the RPC staff report and all the comments and recommendations from departments and officials. She then stated the hearing was advertised in Today's Pulse (Journal News Pulse of Lebanon and Mason) on March 12, 2023, and notices were sent to the property owner, adjacent property owners and the Franklin Township Trustees on March 2, 2023.

Commissioner Jones administered the oath to all in attendance desiring to speak during today's hearing.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation providing a project overview stating the development included 220 single family lots with nine open spaced lots and is zoned R-3 PUD. He reviewed the location of the property along Robinson Vail Road and connecting to the existing Wilson Farms Subdivision in Franklin Township along with the proposed layout of lots, stormwater ponds, nature trails, an 8' asphalt path and sidewalks on both sides of the streets. He then stated the RPC Executive Committee recommendation to approve the Stage 2 PUD subject to nine conditions.

There was much discussion relative to the density of this development as set in the 2021 rezoning approval.

It was discussed that the 2021 rezoning was a follow-up to the desire to redesign the 2004 previously approved plat which was developed under cluster zoning. Due to the cluster zoning no longer being available, it was necessary to rezone the property to the closest zoning classification available in the 2012 zoning code re-write.

John Del Verne, engineer with Bayer Becker and representative of the developer, stated that the design being utilized matches and aligns roadways with the existing development to the south (Wilson Farms). He then stated his agreement to the nine conditions recommended by the RPC.

There being no other persons to speak in favor, Commission Jones opened the floor to opponents.

Taylor Rhoads, resident of Wilson Farms, presented the attached PowerPoint presentation outlining the area residents concerns with the traffic and speed associated with the designation of collector streets within the existing Wilson Farms development as well as the proposed connection in Greene Meadows subdivision.

Mr. Rhoads requested the Board consider either requiring speed deterrents or allowing the developer to construct narrowing streets in order to control speed within the developments.

The Board explained that they do not have the authority to require the developer to construct improvements in the already existing development.

Rob Smith, representative of the developer DR Horton, stated his opinion that the two collector streets are unnecessarily wide, but he was informed by the Engineer that there is nothing that can be done as they are designated within the Warren County Thoroughfare Plan. He then stated he is not opposed to constructing more narrow streets and stated his support of Mr. Rhoads request relative to his development.

Bruce McGary, Assistant Prosecutor, stated that the Board can deviate from the Warren County Thoroughfare Plan by unanimous vote without a public hearing to change the plan.

There was discussion relative to the need to have input from the County Engineer prior to any consideration of deviating from the Thoroughfare Plan.

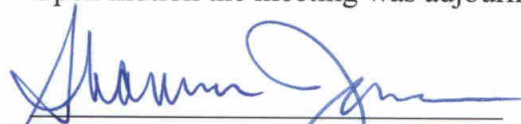
Commissioner Jones asked Mr. Del Verde a series of questions relative to the administrative hearing as it relates to procedure.

There was discussion relative to the desire of the developer to continue the hearing in order to allow input from the County Engineer or if they desire for the Board to take action today relative to the application.

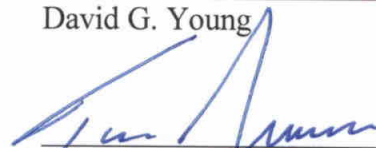
Mr. Smith stated his desire to continue the hearing and upon discussion, the Board resolved (Resolution #23-0399) to continue the administrative hearing to April 11, 2023, at 9:00 a.m.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:15 a.m. to discuss union negotiations with the Warren County Sheriff's Office pursuant to Ohio Revised Code Section 121.22 (G)(4) and exited at 10:45 a.m.

Upon motion the meeting was adjourned.




Shannon Jones, President

David G. Young


Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on March 28, 2023, in compliance with Section 121.22 O.R.C.



Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

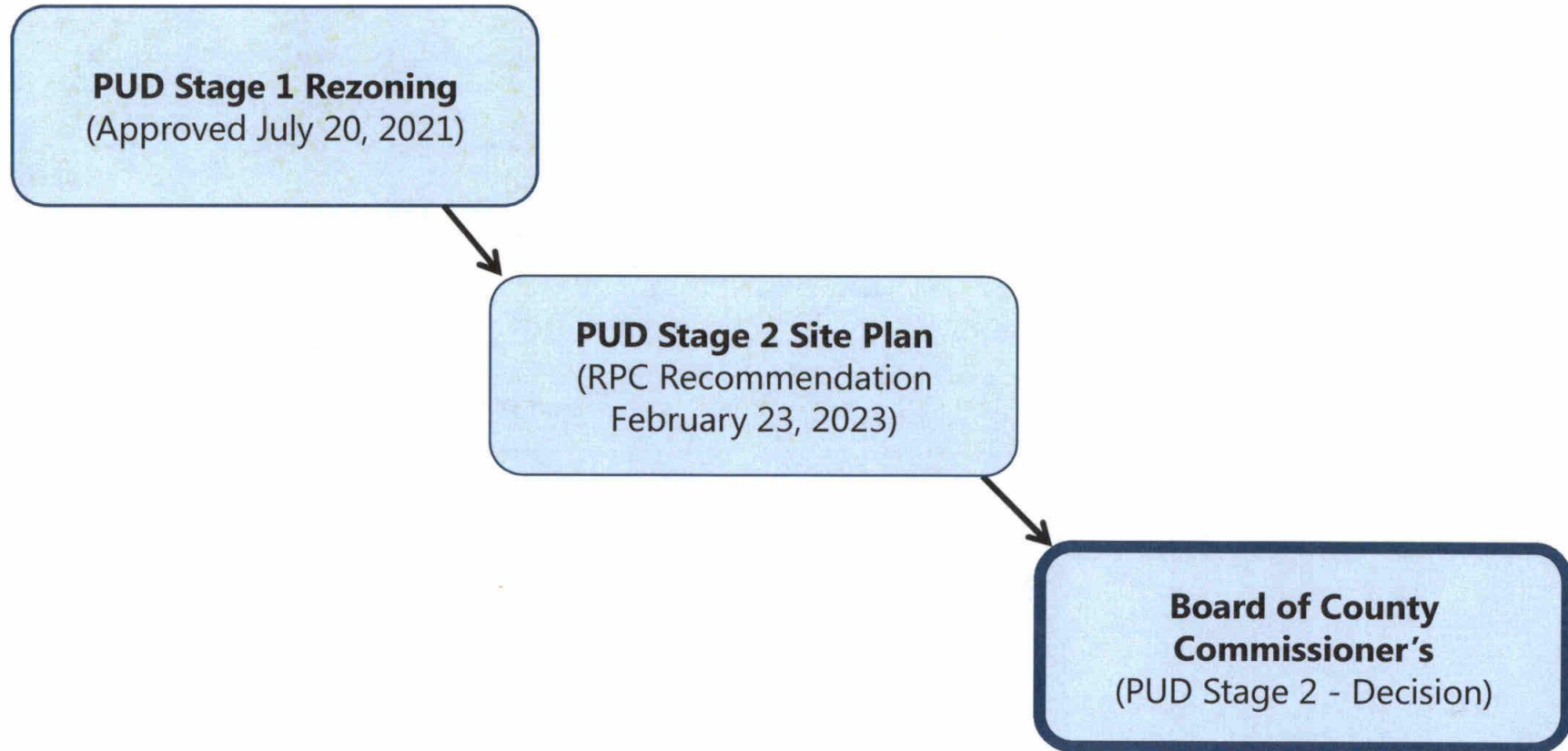


Greene Meadows PUD Stage 2

Prepared for the
Board of County Commissioners

Meeting Date: March 28, 2023

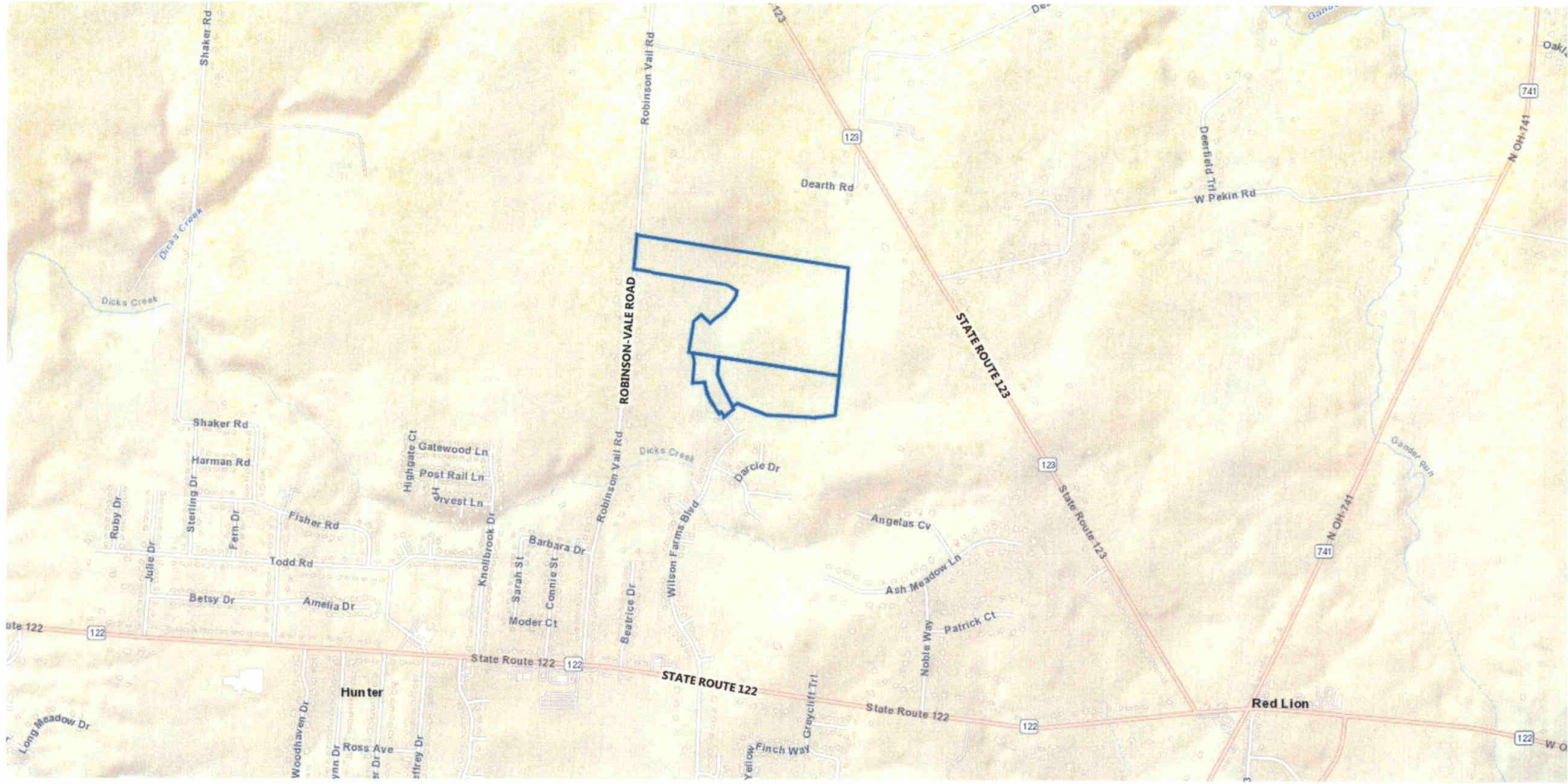
SUBDIVISION REVIEW PROCESS



PROJECT OVERVIEW

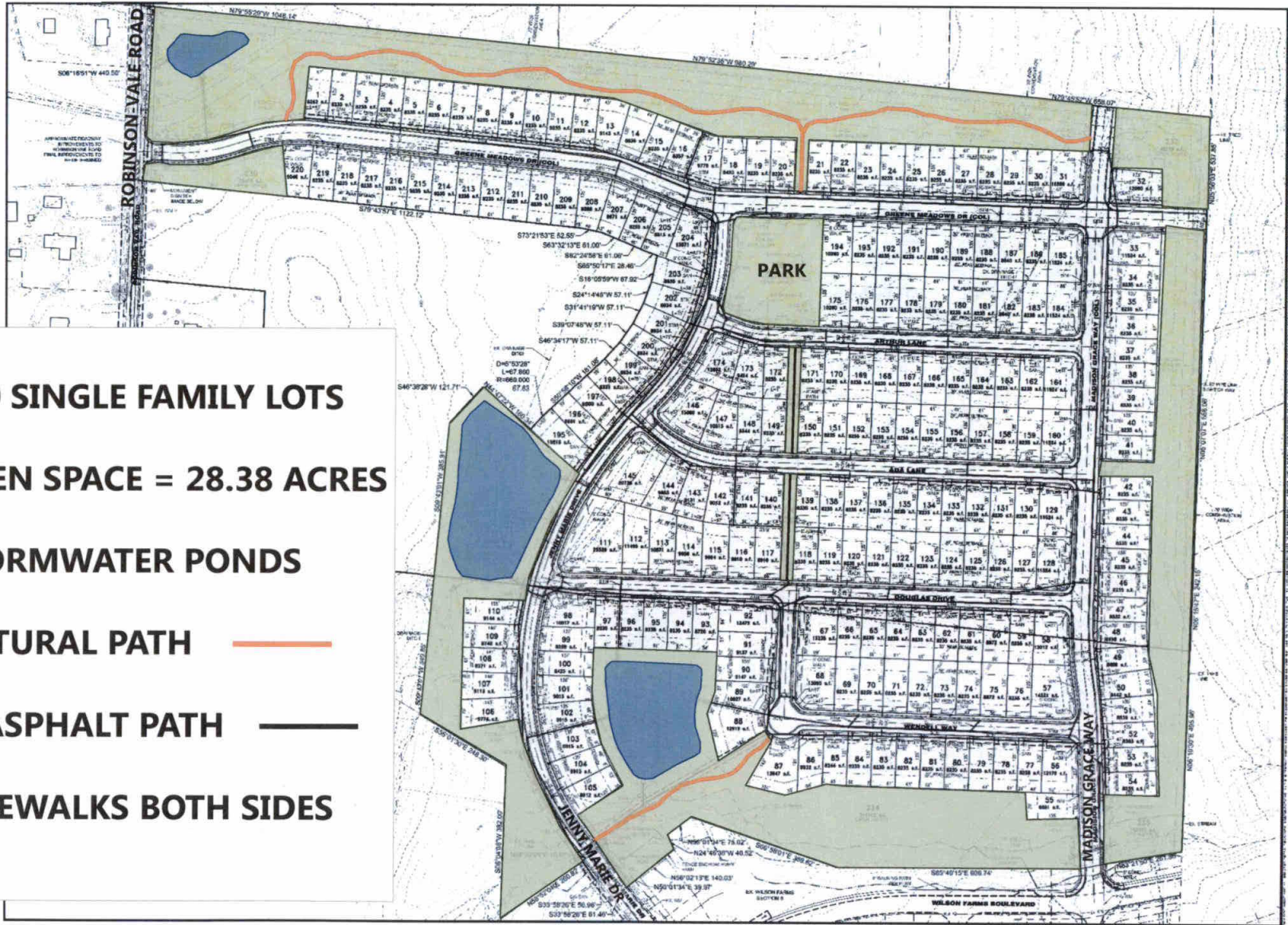
Property Owner	Wilson Farms Development II, LLC & Greene Properties, LLC
Surveyor/Engineer	Bayer Becker
Site Location	Robinson-Vail Road
Site Area	87.67 acres
Proposed Lots	220 Single-Family and 9 Open Space
Zoning	R3 – Planned Unit Development

VICINITY MAP



SITE AERIAL





220 SINGLE FAMILY LOTS

OPEN SPACE = 28.38 ACRES

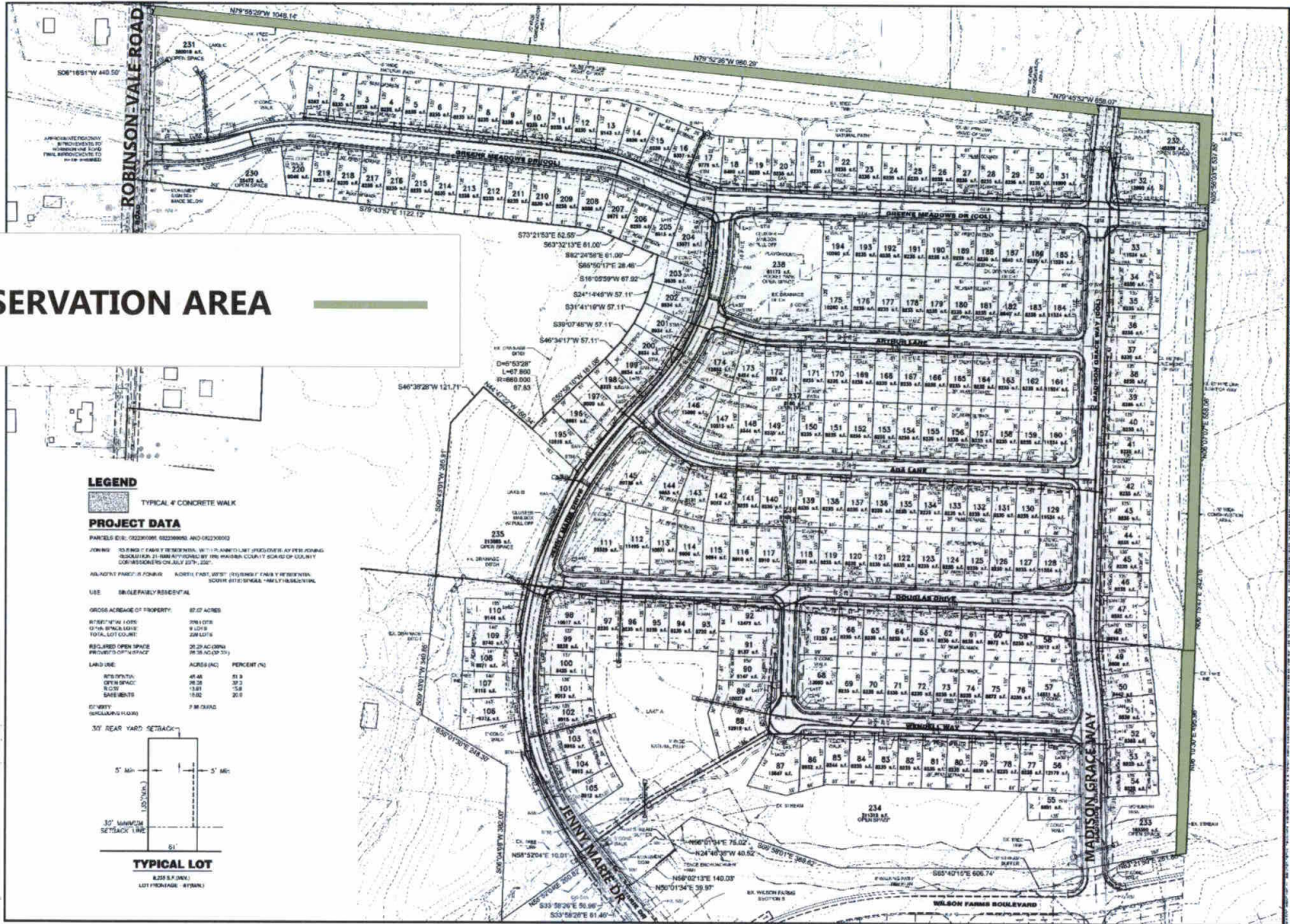
STORMWATER PONDS

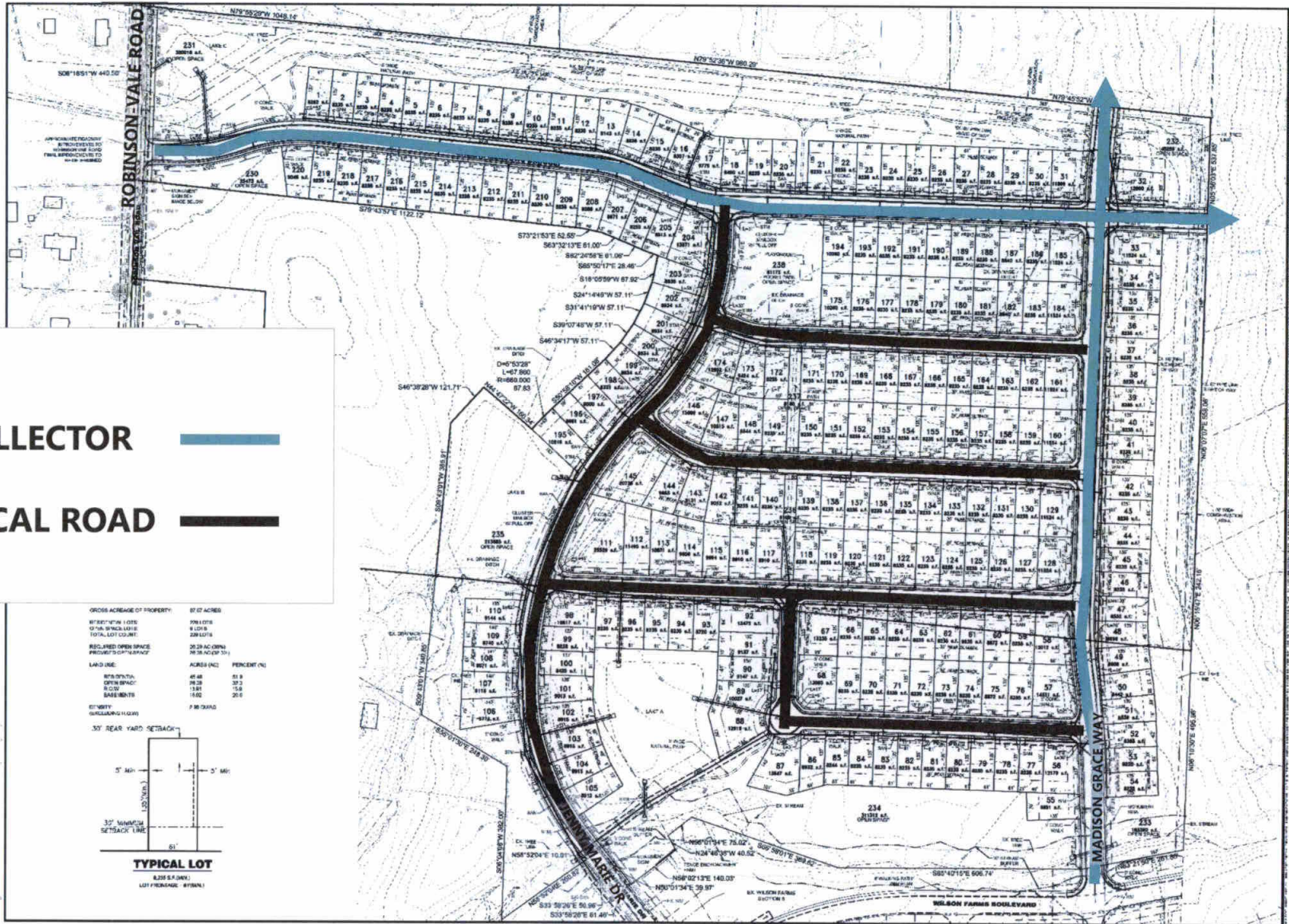
NATURAL PATH ———

8' ASPHALT PATH ———

SIDEWALKS BOTH SIDES

20' CONSERVATION AREA

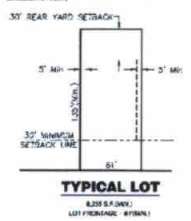




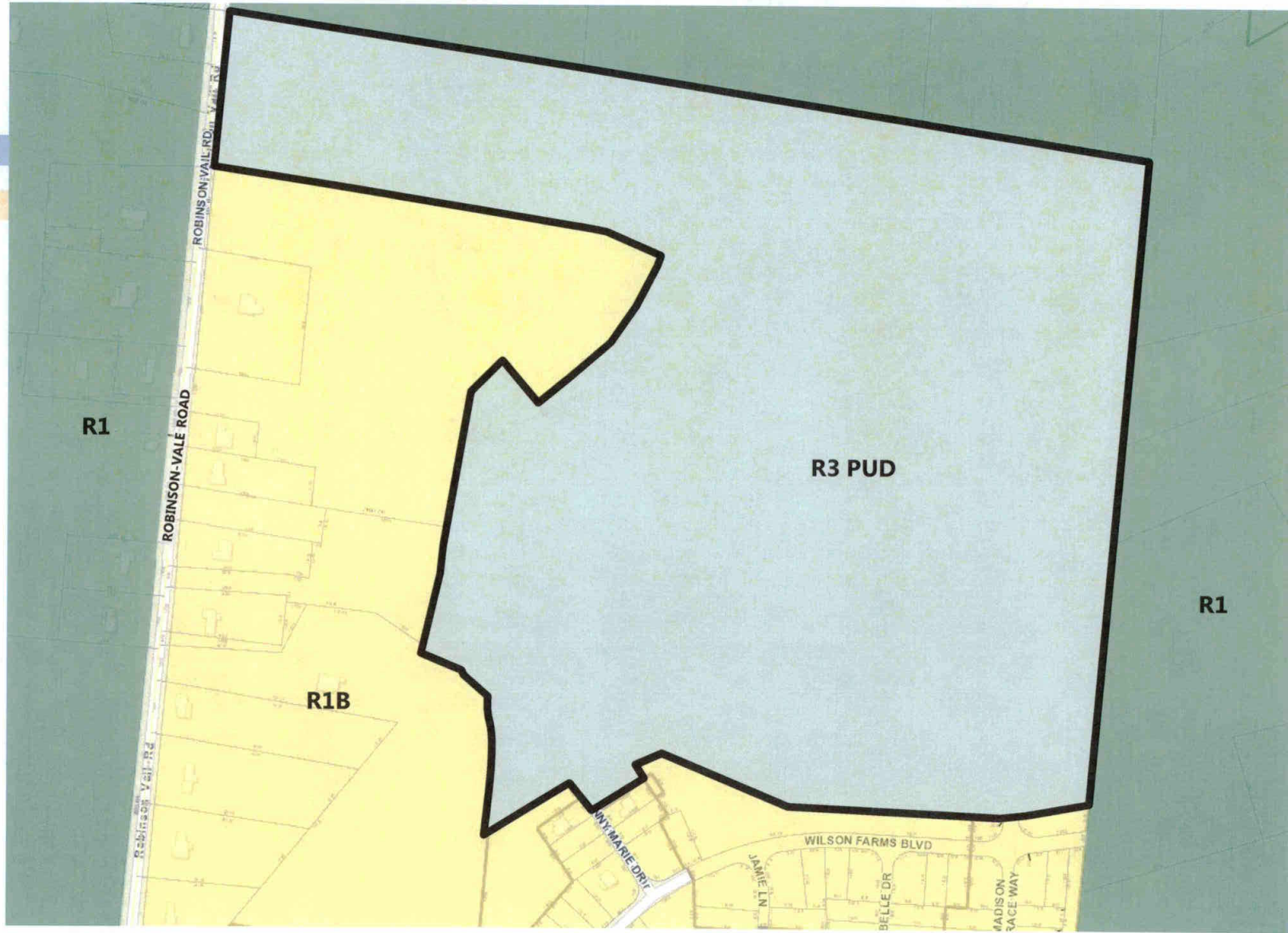
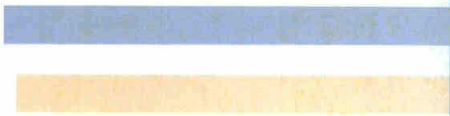
COLLECTOR ———

LOCAL ROAD ———

GRASS AREA OF PROPERTY:	87.07 ACRES	
87% OF TOTAL LOT AREA	294.12 AC	
TOTAL LOT FOOTPRINT	234.05 AC	
REQUIRED OPEN SPACE	24.28 AC (28%)	
PROJECT'S OPEN SPACE	30.38 AC (35%)	
LAND USE:	ACRES (AC)	PERCENT (%)
RESIDENTIAL	42.48	51.9
OPEN SPACE	18.28	21.1
ROAD	1.81	2.1
BASEMENTS	1.00	1.2
UTILITY	7.50	8.7
INCLUDING HOUSING		



ZONING



ZONING – PUD Standards

Approved R3 PUD Standards	
Maximum Number of Dwelling Units	220
Lot Frontage (minimum)	61 feet
Setbacks	Front: 30 feet
	Side: 5 feet
	Rear: 30 feet

ENVIRONMENTAL FEATURES



Streamside Setback



PUD STAGE 2 RECOMMENDATION

Approve the Greene Meadows PUD Stage 2 to the Board of County Commissioners subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.

PUD STAGE 2 RECOMMENDATION

3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.

PUD STAGE 2 RECOMMENDATION

6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.
7. Entry monument signs shall be similar to what was illustrated on the title page.

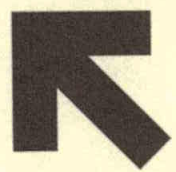
PUD STAGE 2 RECOMMENDATION



8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the “natural path”.
 - b. updates the project data parcel numbers to the correct IDs.
 - c. changes the subdivision name and proposed street name ‘Arthur’ that is acceptable to the WCRPC and Engineer’s Office.
9. Compliance with all other local, state, and federal regulations.

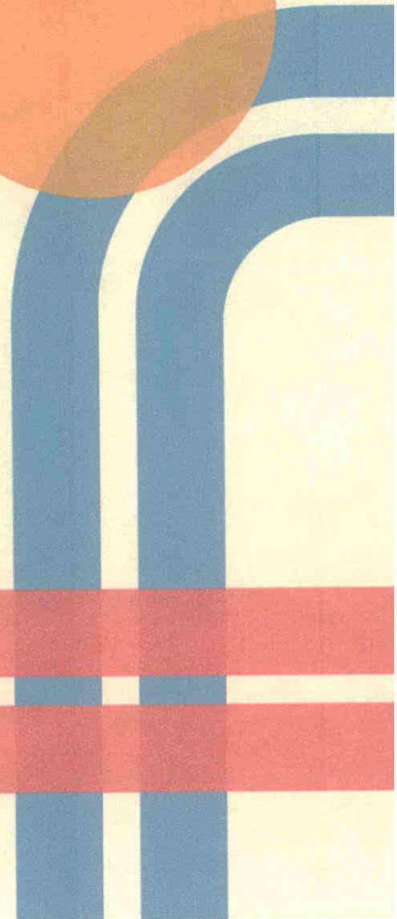
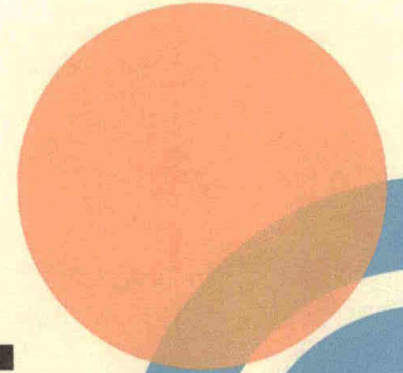


Taylor Rhoads



Traffic Calming:

**Response to Greene Meadows
PUD Stage 2 in Franklin Township**



Agenda

Introduction / Concerns

3

Resident Survey

4

Speeding / Safety

6

Connected Road Impact

9

Solutions / Conclusion

10



3

Introduction / Concerns

- **Wilson Farms Boulevard in Franklin Township has long been witness to excessive speeding**
- **In 2019, Warren County Engineering conducted a Speed Study to assess the seriousness of the issue**
- **The speed study demonstrated an issue exists; since that time, over 100 additional units have been added to the development**
- **Residents are concerned about the impacts of a connected road becoming a shortcut from Robinson Vale Road to State Route 122**
- **There remains a need for traffic calming**



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Resident Survey

I've had safety concerns as a driver when those who are speeding are impatient at me maintaining the speed limit; also as a pedestrian going outside to retrieve mail, or observing my kids outside playing or en route to our house from the bus stop.

There are many kids in the subdivision including mine, and although they've been taught about safety when outside playing, kids are not always attentive when focused on playing with their friends.

We should demand more accountability from drivers traversing the subdivision roads and if possible introduce deterrents like chicanes or those inconveniently wide speed bumps.

I'm completely against the connecting Robinson Vale Rd and Wilson Farms. As soon as they open it will become a cut through area. If you think speeding is bad now wait until they open that area up. The worst part is all the kids we have in this neighborhood I really hope there are never any injuries.

Speeding is a concern! When the weather is nice, my children are obviously outside more, but it also seems that more cars are out joy riding and speeding when the weather is nice also.

We have lived here for almost 16 years. As the subdivision grew so did the dangerous driving habits. Speeding, running stop signs and driving in the middle of the road. I have almost been hit twice, while driving, by people running the stop sign on Madison Grace. I have been tailgated and have had cars actually pass me because I was driving the speed limit.

[construction and] bus drivers seem to have a lead foot between stops given the way they brake when approaching the corner of Wilson Farm and Spencer Way. Cars will also whip around the corner where there are numerous kids that play all around that area. I am in favor of connecting the neighborhood only IF a traffic light is installed at Robinson Vale and 122 and the traffic situation there is improved.

I am very concerned for the kids that play basketball near our home. I pray none of them get hit. It is not just contractors and developers. It's also residents and many of them. I believe having WFB connect to Robinson Vale will only increase the dangerous drivers.



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Summarizing the Concerns

- **Residents remain concerned about speeding and reckless driving in the subdivision**
- **Children who play outside are of specific concern to parents due to the frequent speeding**
- **Concern that the connected road will increase traffic, exacerbating the speeding issue**
- **Concerns about the connected road becoming a “shortcut” for drivers**
- **Concern about the poor design of Wilson Farms Blvd, which incentivizes exceeding the posted speed limit (25 MPH)**



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Speeding and Safety



Figure 3 - Wilson Farms Southbound (SR122)

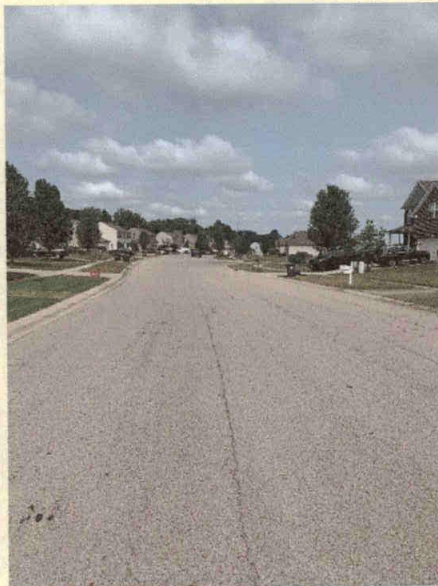


Figure 4 - Wilson Farms Northbound



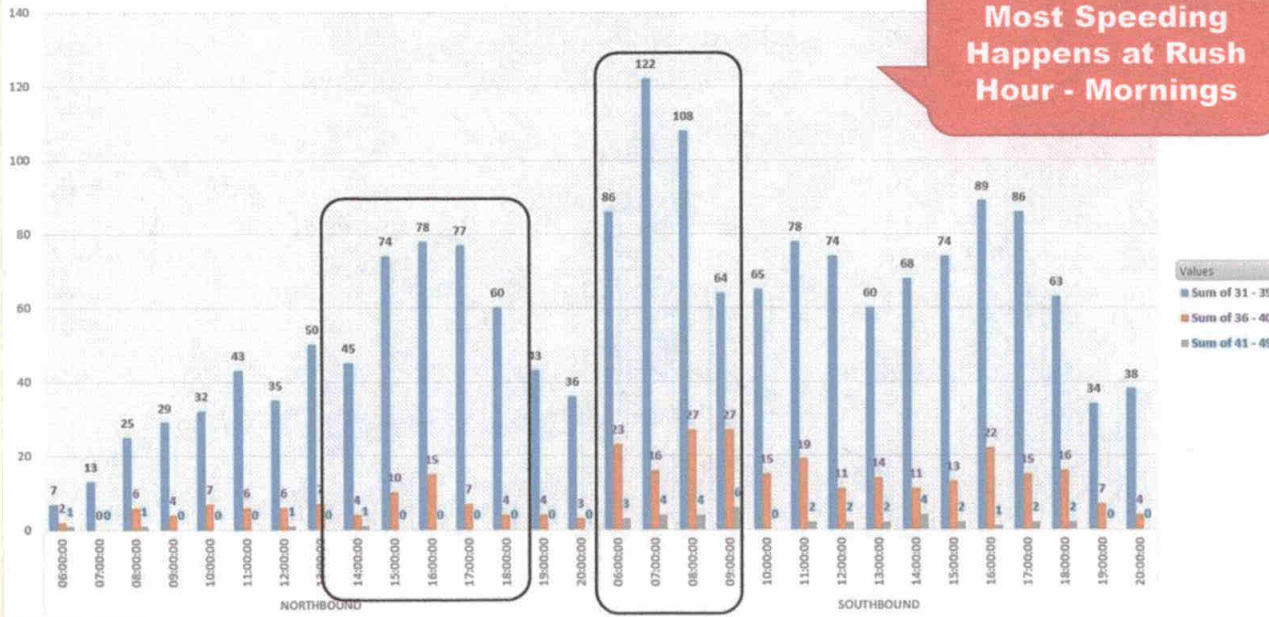


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Speeding and Safety

Sum of 31 - 35 Sum of 36 - 40 Sum of 41 - 45

SPEED STUDY - WILSON FARMS BLVD. - FRANKLIN TOWNSHIP, OHIO 15 - 22 OCTOBER 2019



Most Speeding Happens at Rush Hour - Mornings





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Speeding and Safety

MORNINGS			EVENINGS		
Southbound 31-35	Southbound 36-40	Southbound 41-45	Northbound 31-35	Northbound 36-40	Northbound 41-45
86	23	3	7	2	1
122	16	4	13	0	0
108	27	4	25	6	1
64	27	6	29	4	0
65	15	0	32	7	0
78	19	2	43	6	0
74	11	2	35	6	1
60	14	2	50	2	0
68	11	4	45	4	1
74	13	2	74	10	0
89	22	1	78	15	0
86	15	2	77	7	0
63	16	2	60	4	0
34	7	0	43	4	0
38	4	0	36	3	0
1,109	240	34	647	80	4

- October 15 - 22 2019, a speed study was conducted.
- During that timeframe, of those exiting the neighborhood, there were 1,109 instances of persons travelling between 31 and 35 MPH, 240 instances travelling 36 - 40 MPH and 34 instances of individuals travelling 41 - 45 MPH. Of those entering the neighborhood in the same timeframe, there were 647 instances of individuals travelling 31 - 35 MPH, 80 instances travelling 36 - 40 MPH and 4 instances travelling 41 - 45 MPH
- For southbound traffic, the 85th percentile speed is 33 MPH and the 95th percentile is 36 MPH.
- For northbound traffic, the 85th percentile speed is 30 MPH and the 95th percentile is 34 MPH.

Warren County Engineer's Office
210 W. Main Street
Lebanon, Ohio 45036

Wilson Farms Blvd - Speed

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Site Code:
Station ID:
Wilson Farms
702 North of GR 122
Latitude: 3 30.033 Longitude:

Hour	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	Total	Peak	Number																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Northbound	1	19	21	25	31	36	41	46	51	56	61	66	71	76	81	86	91	96	101	106	111	116	121	126	131	136	141	146	151	156	161	166	171	176	181	186	191	196	201	206	211	216	221	226	231	236	241	246	251	256	261	266	271	276	281	286	291	296	301	306	311	316	321	326	331	336	341	346	351	356	361	366	371	376	381	386	391	396	401	406	411	416	421	426	431	436	441	446	451	456	461	466	471	476	481	486	491	496	501	506	511	516	521	526	531	536	541	546	551	556	561	566	571	576	581	586	591	596	601	606	611	616	621	626	631	636	641	646	651	656	661	666	671	676	681	686	691	696	701	706	711	716	721	726	731	736	741	746	751	756	761	766	771	776	781	786	791	796	801	806	811	816	821	826	831	836	841	846	851	856	861	866	871	876	881	886	891	896	901	906	911	916	921	926	931	936	941	946	951	956	961	966	971	976	981	986	991	996	1001	1006	1011	1016	1021	1026	1031	1036	1041	1046	1051	1056	1061	1066	1071	1076	1081	1086	1091	1096	1101	1106	1111	1116	1121	1126	1131	1136	1141	1146	1151	1156	1161	1166	1171	1176	1181	1186	1191	1196	1201	1206	1211	1216	1221	1226	1231	1236	1241	1246	1251	1256	1261	1266	1271	1276	1281	1286	1291	1296	1301	1306	1311	1316	1321	1326	1331	1336	1341	1346	1351	1356	1361	1366	1371	1376	1381	1386	1391	1396	1401	1406	1411	1416	1421	1426	1431	1436	1441	1446	1451	1456	1461	1466	1471	1476	1481	1486	1491	1496	1501	1506	1511	1516	1521	1526	1531	1536	1541	1546	1551	1556	1561	1566	1571	1576	1581	1586	1591	1596	1601	1606	1611	1616	1621	1626	1631	1636	1641	1646	1651	1656	1661	1666	1671	1676	1681	1686	1691	1696	1701	1706	1711	1716	1721	1726	1731	1736	1741	1746	1751	1756	1761	1766	1771	1776	1781	1786	1791	1796	1801	1806	1811	1816	1821	1826	1831	1836	1841	1846	1851	1856	1861	1866	1871	1876	1881	1886	1891	1896	1901	1906	1911	1916	1921	1926	1931	1936	1941	1946	1951	1956	1961	1966	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051	2056	2061	2066	2071	2076	2081	2086	2091	2096	2101	2106	2111	2116	2121	2126	2131	2136	2141	2146	2151	2156	2161	2166	2171	2176	2181	2186	2191	2196	2201	2206	2211	2216	2221	2226	2231	2236	2241	2246	2251	2256	2261	2266	2271	2276	2281	2286	2291	2296	2301	2306	2311	2316	2321	2326	2331	2336	2341	2346	2351	2356	2361	2366	2371	2376	2381	2386	2391	2396	2401	2406	2411	2416	2421	2426	2431	2436	2441	2446	2451	2456	2461	2466	2471	2476	2481	2486	2491	2496	2501	2506	2511	2516	2521	2526	2531	2536	2541	2546	2551	2556	2561	2566	2571	2576	2581	2586	2591	2596	2601	2606	2611	2616	2621	2626	2631	2636	2641	2646	2651	2656	2661	2666	2671	2676	2681	2686	2691	2696	2701	2706	2711	2716	2721	2726	2731	2736	2741	2746	2751	2756	2761	2766	2771	2776	2781	2786	2791	2796	2801	2806	2811	2816	2821	2826	2831	2836	2841	2846	2851	2856	2861	2866	2871	2876	2881	2886	2891	2896	2901	2906	2911	2916	2921	2926	2931	2936	2941	2946	2951	2956	2961	2966	2971	2976	2981	2986	2991	2996	3001	3006	3011	3016	3021	3026	3031	3036	3041	3046	3051	3056	3061	3066	3071	3076	3081	3086	3091	3096	3101	3106	3111	3116	3121	3126	3131	3136	3141	3146	3151	3156	3161	3166	3171	3176	3181	3186	3191	3196	3201	3206	3211	3216	3221	3226	3231	3236	3241	3246	3251	3256	3261	3266	3271	3276	3281	3286	3291	3296	3301	3306	3311	3316	3321	3326	3331	3336	3341	3346	3351	3356	3361	3366	3371	3376	3381	3386	3391	3396	3401	3406	3411	3416	3421	3426	3431	3436	3441	3446	3451	3456	3461	3466	3471	3476	3481	3486	3491	3496	3501	3506	3511	3516	3521	3526	3531	3536	3541	3546	3551	3556	3561	3566	3571	3576	3581	3586	3591	3596	3601	3606	3611	3616	3621	3626	3631	3636	3641	3646	3651	3656	3661	3666	3671	3676	3681	3686	3691	3696	3701	3706	3711	3716	3721	3726	3731	3736	3741	3746	3751	3756	3761	3766	3771	3776	3781	3786	3791	3796	3801	3806	3811	3816	3821	3826	3831	3836	3841	3846	3851	3856	3861	3866	3871	3876	3881	3886	3891	3896	3901	3906	3911	3916	3921	3926	3931	3936	3941	3946	3951	3956	3961	3966	3971	3976	3981	3986	3991	3996	4001	4006	4011	4016	4021	4026	4031	4036	4041	4046	4051	4056	4061	4066	4071	4076	4081	4086	4091	4096	4101	4106	4111	4116	4121	4126	4131	4136	4141	4146	4151	4156	4161	4166	4171	4176	4181	4186	4191	4196	4201	4206	4211	4216	4221	4226	4231	4236	4241	4246	4251	4256	4261	4266	4271	4276	4281	4286	4291	4296	4301	4306	4311	4316	4321	4326	4331	4336	4341	4346	4351	4356	4361	4366	4371	4376	4381	4386	4391	4396	4401	4406	4411	4416	4421	4426	4431	4436	4441	4446	4451	4456	4461	4466	4471	4476	4481	4486	4491	4496	4501	4506	4511	4516	4521	4526	4531	4536	4541	4546	4551	4556	4561	4566	4571	4576	4581	4586	4591	4596	4601	4606	4611	4616	4621	4626	4631	4636	4641	4646	4651	4656	4661	4666	4671	4676	4681	4686	4691	4696	4701	4706	4711	4716	4721	4726	4731	4736	4741	4746	4751	4756	4761	4766	4771	4776	4781	4786	4791	4796	4801	4806	4811	4816	4821	4826	4831	4836	4841	4846	4851	4856	4861	4866	4871	4876	4881	4886	4891	4896	4901	4906	4911	4916	4921	4926	4931	4936	4941	4946	4951	4956	4961	4966	4971	4976	4981	4986	4991	4996	5001	5006	5011	5016	5021	5026	5031	5036	5041	5046	5051	5056	5061	5066	5071	5076	5081	5086	5091	5096	5101	5106	5111	5116	5121	5126	5131	5136	5141	5146	5151	5156	5161	5166	5171	5176	5181	5186	5191	5196	5201	5206	5211	5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Connected Road Impact

What are we asking for?

- Most residents do not fully oppose a connected road; but we need to see some changes before we can be supportive of this plan:
- Traffic calming on Existing Wilson Farms Blvd: chicanes, roundabouts, “road diet”
 - WCSO would support use of these solutions, or speed humps (known as “Speed Tables”)
- Disincentivize use for thru-traffic through road design (more narrow, winding roads; limited parking)
- Consider a proper method of traffic control at Robinson Vail Road and SR 122 (traffic light? Roundabout?) – this area has poor traffic control to-date and frequently backs up!
 - WCSO supports a roundabout here, if feasible engineering-wise, due to extensive motor vehicle accidents here





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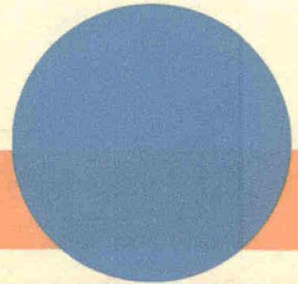
Solutions

[Link to Traffic Calming \(US DOT\)](#)



Benefits of a "Road Diet"

- provides room for a pedestrian crossing median
- provides an opportunity for on-street parking (which also serves as a buffer between pedestrians and vehicles)
- reduces rear-end and side-swipe crashes (just occurred on 3/26! on WFB!)
- improves speed limit compliance
- Decreases crash severity when crashes do occur.

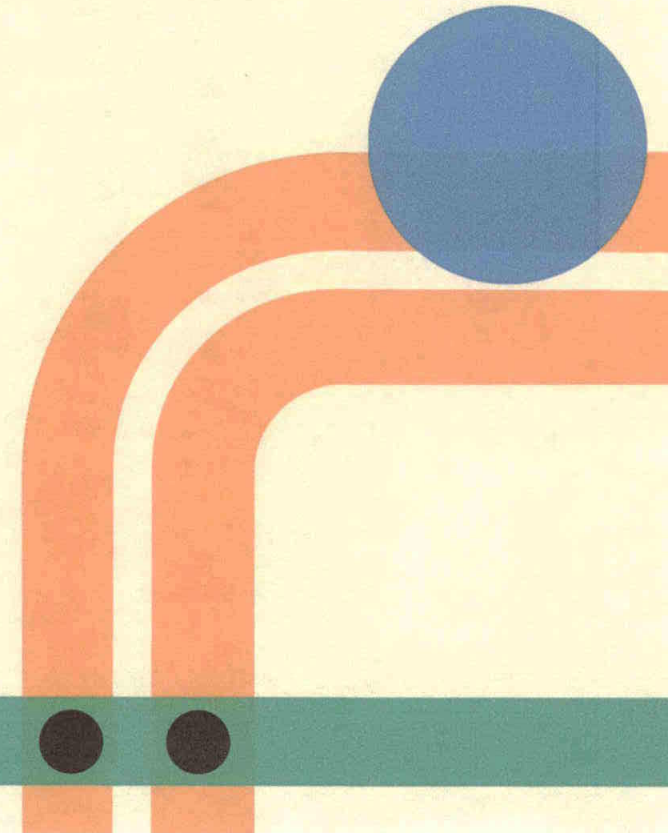


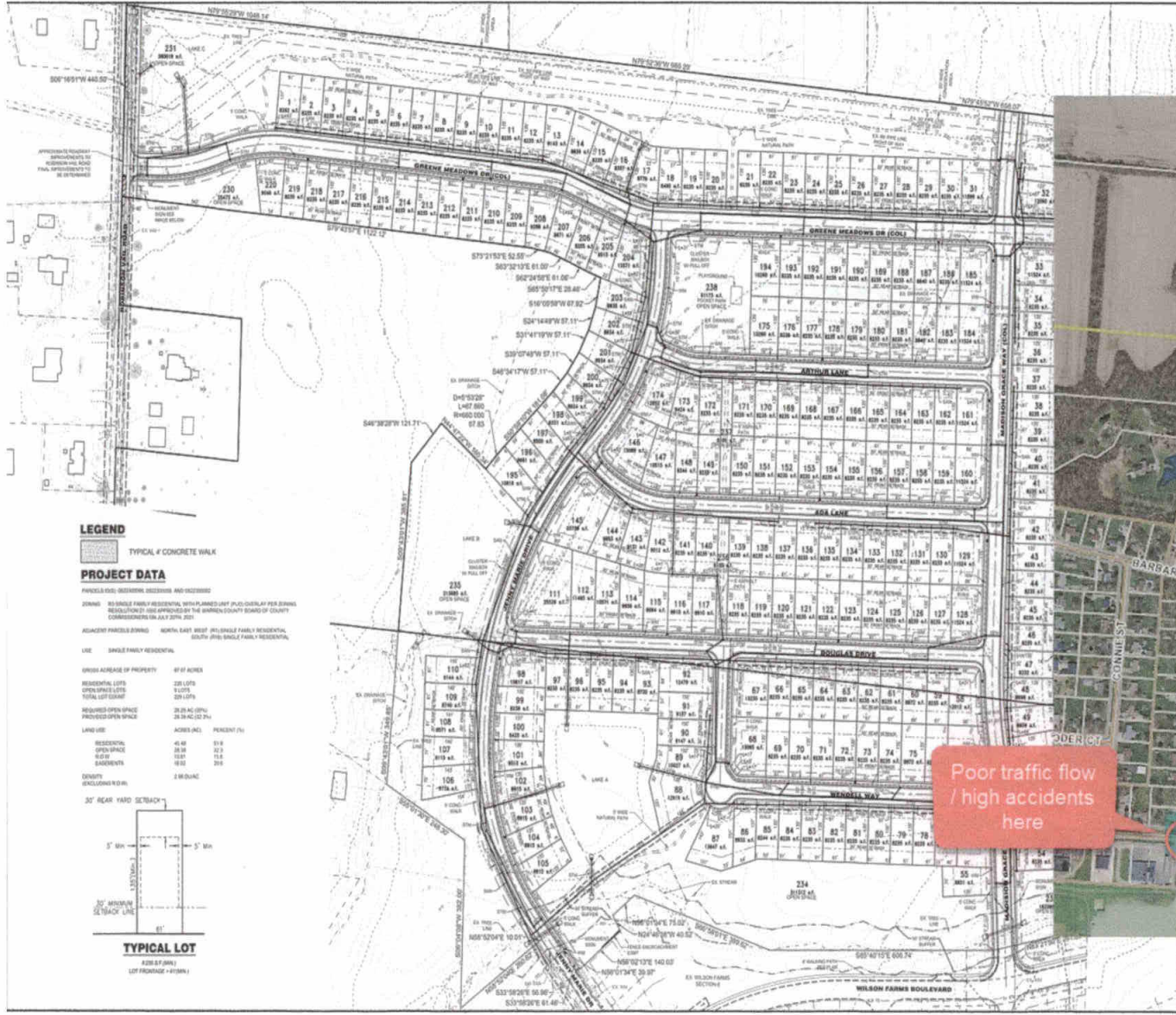


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Bottom Line

- **We are requesting that the connected road occur only in conjunction with changes made to existing Wilson Farms Blvd. to disincentivize reckless driving & speeding**
- **Speeding remains an issue and cannot be mitigated without a serious capex for this project**
- **To-date, we have not had long-term success addressing this issue with the addition of an automated radar speed sign or stepped-up enforcement**
- **We are concerned that this proposal may amplify existing problems**





LEGEND

TYPICAL # CONCRETE WALK

PROJECT DATA

PARCELS HAVE OCCUPANCY DISCREPANCY AND OCCURRENCE
 ZONING: R3 SINGLE FAMILY RESIDENTIAL WITH PLANNED UNIT DEVELOPMENT OVERLAY PER ZONING
 REGULATORY USE APPROVED BY THE WASHINGTON COUNTY BOARD OF COUNTY
 COMMISSIONERS ON JULY 29TH, 2021
 ADJACENT PARCELS ZONING: NORTH EAST BEEF (R3) SINGLE FAMILY RESIDENTIAL
 SOUTH (R3) SINGLE FAMILY RESIDENTIAL

USE: SINGLE FAMILY RESIDENTIAL

MINIMUM ADDRESS OF PROPERTY	67 FT ALLEN
RESIDENTIAL LOTS	228 LOTS
OPEN SPACE LOTS	11 LOTS
TOTAL LOTS	239 LOTS
REQUIRED OPEN SPACE	28.28 AC (12.2%)
PROVIDED OPEN SPACE	28.28 AC (12.2%)




TYPICAL LOT
 4200 S.F. (90%)
 LOT FRONTAGE: 145.00 FT



Poor traffic flow / high accidents here

Will incentivize a shortcut here...

The image features a minimalist, abstract graphic design on a light yellow background. On the left side, there are thick, stylized lines in red and orange. A vertical orange line runs down the left edge, with a horizontal red line crossing it. To the right of this intersection, a red line curves upwards and then back down. In the bottom left corner, a large orange shape resembling a stylized 'U' or a thick curve is visible. On the right side, a vertical red line runs down, with a small black dot near the top and a larger green circle near the bottom. The text 'Thank you' is centered in the middle of the page in a bold, black, sans-serif font.

**Thank
you**