

May 19, 2009

Dear Mayor, Board of Alderman and fellow citizens,

At the November Board of Aldermen meeting, the applicant provided a traffic assessment. This assessment can be found with the supporting materials for the November 25th meeting. The assessment covers the impact of both the Colleton Crossing and the Northern portion of the Carolina Commons development.

It has been stated that the new development will need two access points, one using Tally Ho Trail and one connecting to Claymore Road to share the burden of the additional traffic from the new communities. However, based on the applicant's assessment, this would not be the case. If the neighborhoods are not connected, Colleton Crossing would use Tally Ho and the Northern portion Carolina Commons would use Claymore Road. In this scenario, the assessment predicts traffic to be increased by 19% on Claymore and 42% on Tally Ho. This is illustrated in Case A.

However, with the connection as evidenced in the assessment's appendices and commentary, much, if not all of the traffic from the two neighborhoods would use Claymore. In addition, existing residents on and around Reynard (Reynard is immediately adjacent to the proposed developments and connects to Tally Ho) would most likely use Claymore. This would result in a 72% increase on Claymore while reducing the current number of trips on Tally Ho by 18%. Connecting the two neighborhoods would do the opposite of sharing the burden. It would place more than the entire burden on Claymore Road and Sterling Bridge Road. This is illustrated in Case B.

With 853 additional trips, the 72% increase in traffic, Claymore and Sterling Bridge Roads should be classified as COLLECTOR roads; 34 feet wide with bike lanes and sidewalks on both sides. Even with current traffic, Claymore and Sterling Bridge roads are substandard by the specifications provided in the land use ordinance. It is clear from the applicant's traffic assessment that Colleton Crossing and Carolina Commons will add significant traffic to these roads. The additional traffic presents safety concerns for the residents who live on Claymore and Sterling Bridge Roads as well as the pedestrians, bicyclists and the vehicles which use these roads. The intent of the Land Use Ordinance is to "permit safe, convenient movement of traffic between residential neighborhoods". The increased traffic would clearly not be safe.

Therefore, I recommend that the Board of Alderman not approve the existing conditional use permit as it stands. Specifically, I would recommend that the Board not permit the connection of Colleton Crossing and Carolina Commons. It is not equitable, the impact on the existing neighborhoods is too significant and most importantly, it would not be safe.

Sincerely,

Drew Narayan
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