

IMPACT OF TOWNHOME CONSTRUCTION

THESE ARE JUST SOME OF THE IMPACTS FROM DENSE HOUSING BEING BUILT...

- 1) Traffic along the New Macland Road corridor is already MUCH more congested than it should be for a two lane road. Adding 100+ new residents in a dense development like this with direct access to New Macland Road can potentially add over 200 new cars locally in and out, every day, multiple times per day.**
- 2) Water issues: Footprint of new buildings will cause runoff and could as in many cases like this, cause flooding in lower surrounding properties (flooded basements, yards, or actual home flooding).**
- 3) School issues: Local schools are already overcrowded – dense housing will add even more students to already overcrowded schools.**
- 4) Visual: Townhomes will be taller than any other structure in the local area which are now mostly 1-story homes, creating unappealing views and blocking natural views.**
- 5) Future expansion: The property will have enough room as to allow the potential for even MORE townhomes to be built in the future, potentially adding even more crowding, traffic, and runoff issues over time. By getting rid of the existing lake, they could potentially add up to 100 additional townhomes in addition to those already planned.**
- 6) Green space: Powder Springs has always had an abundance of green space which has been home to wildlife and also creates natural barriers. Dense townhome/condo housing does away with green space and in place they simply plant a few small trees.**
- 7) Home values decline: Many studies show that single home values decline when dense housing is nearby.**
- 8) Lighting and Noise: Dense housing will add a significant increase in noise and artificial lighting which will impact neighbors surrounding the development.**