

GM3

Handout by
Mr. Clifford Barnes

Impact of Proposal to Current 3rd St Neighborhood South of Sibley St.

Respectfully submitted by Jon and
Adrienne Wells, 23561 3rd St for
consideration by the Baldwin County
Planning Commission

3rd Street South from Sibley to the end of the pavement is a narrow, single asphalt lane that averages 12 feet in width.



At only at two points where this portion of 3rd Street divides around a stand of trees does the width of the access widen to more than 12 feet.



The entrance to 3rd St. South of Sibley is tightly constrained by the chain-link fence of the Montrose Historical Cemetery to the East, and a stand of pine trees to the West. Although this area is not under immediate threat, most of these trees exceed the 12-inch stated diameter of the proposed clearing effort.



Any plan to saddle the existing residential lanes of historic Montrose with the primary ingress and egress for new large residential development, rather than using business 98 would be a violation the current PUD and impose significant new traffic and public safety concerns.



OPPOSED

Any effort to widen our portion of 3rd Street in order to accommodate the traffic of a large new residential development would likely encounter significant resistance from both the historical and resident communities.

The 20-foot 'moderate clearing' project currently being debated provides no assurance that it would not lead to the widening and opening of our quite, safe and charming neighborhood to a conservative estimate of ***six times*** it's current traffic load or more. Additional time and further information is required to allow the resident community of Montrose to understand the full impact of this proposal.